



CITY COUNCIL

Kim Learnard, Mayor
Phil Prebor, Mayor Pro Tem | Mike King, Post 2
Clinton Holland, Post 3 | Frank Destadio, Post 4

SCAN FOR AGENDA PACKET



Regular Meeting Agenda
June 15, 2023 | 6:30 PM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. June 1, 2023 Regular Meeting Minutes
 - B. June 1, 2023 Executive Session Minutes
7. **Consent Agenda**
 - A. FY-23 Budget Amendment- Engineering Professional Services
 - B. FY-23 Budget Amendment- Sponsorship Funds for Sunset Sounds Events
 - C. FY-23 Budget Amendment- Insurance Reimbursement for Police Vehicle Repair
 - D. Purchase Equipment Trailer for Stormwater Department
 - E. Purchase Three (3) K9 Kennels
 - F. Purchase New RTU for Kedron Aquatic Center
 - G. Purchase Sign Cutter for the Public Works Sign Shop
 - H. Resolution to Adopt the 2023 Annual CIE Update
8. **Old Agenda Items**
 - A. ~~Policy 8-06 Naming of Facilities, Parks & Other Areas~~
Pulled from the agenda at the request of the Mayor (Mayor Learnard)
9. **New Agenda Items**
 - A. 06-23-05 American Rescue Plan Funds Reallocation (Justin Strickland)
 - B. 06-23-06 - Flat Creek Boardwalk Repair and Tree Removal (Justin Strickland)
 - C. 06-23-07 Request for Cost-Sharing for Shared Driveway (Take 5 Oil Change) (Yasmin Julio)
 - D. 06-23-08 Purchase Two (2) ambulances with SPLOST funds (David Winkles)
10. **Public Hearings**

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

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

- A. 06-23-09 Ordinance 1210- Zoning Text Amendments to Comply with Updated Georgia Zoning Procedures Law (Ted Meeker)

11. Council/Staff Topics

12. Executive Session

13. Adjourn

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

This meeting will be held in Council Chambers at City Hall

City Council of Peachtree City
Meeting Minutes
Thursday, June 1, 2023
6:30 PM

Call to Order

The City Council of Peachtree City met in regular session on Thursday, June 1, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

None

Presentation

A. Peachtree City Art Passport

Matthew Thornton said he was an artist who had recently completed the largest mural in Fayette County, at Trilith. He explained that he wanted to aggregate a community of creative people and was excited to learn the City was looking at creating an art committee. His proposal involved creating art passports which could be validated by collecting coins at public art installations around the city. Thornton envisioned kicking off the project next July 4 with a temporary art installation in Lake Peachtree.

B. Take 5 Oil Change/Chanara Group: Request for Cost-Sharing for Shared Driveway

Dennis Webb represented the Chanara Group, which owned Take 5 Oil Change facilities in the area. He showed an aerial photo of a site on SR 54 that his client was considering developing. This property was adjacent to City property in front of the Tennis Center. Chanara was proposing to spend \$2.2 million on the site, which Webb referred to as an “eyesore.”

Webb presented another photo from SR 54 that showed the driveway to Chanara’s property and, about 40 feet to the west, the driveway to the City-owned greenspace. He said City Staff had brought up the possibility of a shared driveway for the two properties, which Chanara was open to and had their engineers draw up a design concept for the driveway and the required deceleration lane. The cost estimate, Webb stated, was \$384,000. Over half of that was to remove rock from the City property. Webb said Chanara liked the idea of a shared driveway, but could not do it at that price. Staff then suggested they get on the agenda and bring it before Council.

There were a number of reasons Council should consider this request, he continued. Either now, or in the future, the City would be served by a professionally-engineered driveway, and it would cost much more to build it in the future, he observed. The biggest issue was that if Chanara built a driveway and deceleration lane solely for their property, the City would not be able to leave its driveway at its current location. He said it seemed like a now or never proposition and offered to share engineering and cost information as discussions continued.

Public Comment

Suzanne Brown said she had questions about a survey posted on the City website, remarking that a

few weeks ago, the Unified Development Ordinance (UDO) committee was in an uproar because of another survey presented to them regarding updating the ordinances.

Why was the current survey being done? Brown asked, and who proposed the questions? She said it was presented as being done by ZenCity, but she felt the questions were similar to the questions the UDO committee protested against. Brown theorized it was to push the kinds of plans some citizens had fought against. She said the Comprehensive Plan survey last year was manipulated in its creation and conclusions, and “reeked of bias” through cherry-picked data and conclusions that conflicted with comments.

Brown said she thought Council should have reviewed the questions before the survey was posted. She also objected to what she said were questions with language that was “dripping with diversity, equity, and inclusion.” Brown said Council should order the survey be taken down and instruct Staff that all surveys must be submitted for Council approval.

Brian Page of Corrigan Trace said he had erosion on common land behind his backyard. It was encroaching about five feet every year and seemed to generate at a City storm drain. He asked Council to look into this, and Learnard made sure they had his contact information.

Agenda Changes

Minutes

King moved to approve the May 18, 2023, Council Meeting Minutes and the May 18, 2023, Executive Session Minutes. Holland seconded. Motion carried unanimously.

A. May 18, 2023, Council Meeting Minutes

APPROVED 5-0

B. May 18, 2023, Executive Session Minutes

APPROVED 5-0

Consent Agenda

Destadio moved to approve Consent Agenda item A. Prebor seconded. Motion carried unanimously.

A. Approval to surplus various assets and equipment.

APPROVED 5-0

Old Agenda Items

A. 02-23-05 Ordinance #1206 & Policy 4-07- City Council Meeting Procedures and Rules

Destadio said both of these dealt with how to put items on the Council agenda and had been discussed several times without resolution from Council. It had been tabled to allow for further comments, but there was no result from that, either.

At the last Council meeting, Destadio said he brought this up during Staff Topics, suggesting a simple change. He reminded them that they had changed the length of time for speakers during Public Comments from two minutes to three minutes. Destadio proposed they allow people who wanted to be put on the agenda to use some of their allotted three minutes to introduce their topic to Council. Council could decide if they wanted to put it on the agenda at a later meeting, and this would give staff time to prepare. Destadio said Council seemed to agree with his suggestion, and he hoped they could vote on this tonight.

Holland said he appreciated Destadio's work on this, but disagreed on one topic. He was concerned about non-residents coming in and trying to get the same rights to speak as citizens. Holland said they should get pre-approved to even come in and talk about things. They should provide an outline of their topic for Council to review prior to deciding if they should speak, and there would be no guarantee it would be placed on the agenda. He had given the City Clerk a copy of his proposal.

Prebor said he wanted to make sure he understood this. Would someone come forward with a proposal, Council would hear it and then one of them, the City Manager, or the City Attorney would say they wanted to hear more and get it placed on the agenda? Destadio said that was in accordance with the ordinance. They would not hear it that night, but at a later meeting.

Prebor referred back to Webb's presentation for Chanara, noting that Webb was from Atlanta. Was Holland saying that they should have let him speak or not?

Holland told him that person would have to submit an outline of what he wanted to speak about to the City Clerk, and she would share it with Council. Council would decide if they should allow them to speak as a non-citizen.

Destadio added that Webb would not have been allowed to speak under Holland's stipulation. The ordinance as it was now said anyone could get up and talk, he stated.

Prebor said he wanted to hear what Webb had to say because he represented a group that was trying to invest in the community. He needed answers and wanted to present to staff, the City Manager, and Council. Prebor said he did not want to take away that right.

Learnard said the public comment time would afford him that.

King pointed out that many of the developers who spoke to Council represented property owners from Peachtree City, some of whom had land that had been in their families for many years, such as the Hyde family. But they would have someone from outside the city come to talk. Most times they had already been talking to staff, King remarked, adding it had nothing to do with Public Comment; they were coming in with a proposal that staff had already been working on.

Destadio said he agreed, but they had talked about this three times and come up with a lot of reasons why they did not want just anybody coming in. King agreed, but said it was a different situation when someone was representing a local business.

Learnard asked King if he supported Destadio's proposal that they come in to Public Comment and that is how it was kicked off? Destadio said he did not want non-residents coming in to talk about anything they wanted, and Learnard said that's why everyone, resident or not, would have to first state their topic during Public Comments.

What about a non-resident business owner? King asked. Destadio said they should state their business during the Public Comment portion of the meeting. Council could always say "no."

Prebor moved to approve Old Agenda item 02-23-05, Ordinance #1206 & Policy 4-07- City Council Meeting Procedures and Rules with Destadio's proposed changes. King seconded. Motion carried 4-1, with Destadio, King, Learnard, and Prebor voting in favor, and Holland voting in opposition.

New Agenda Items

A. 06-23-01 Temporary Waterline Easement to Fayette County

City Engineer Dave Borkowski said he was there to request Council sign a temporary easement for the Fayette County Water System to construct a water line along SR 54. The Water System currently was constructing a water line to Coweta County in order to sell water to them as part of an interconnect project.

The line would cross the intersection of SR 54 and Wynnmeade Parkway, he continued. In order not to disrupt traffic, the engineer was recommending a jack and bore process in which a pit was dug on one side of the road, and the pipe would be pushed through. Borkowski explained that they would need a temporary easement on property Peachtree City owned on the northwest corner of the intersection; it would be about 322 square feet. The easement would go away when the project was complete.

He stated that staff had reviewed the plan and the easement documents and recommended approval. The City Attorney had also reviewed the easement documents and found them acceptable.

Fayette County Administrator Steve Rapson was present. Rapson said Fayette County had excess capacity and a 20-year analysis showed it would continue in the future. The Environmental Protection Division (EPD) was going to mandate interconnectivity, so this was trying to get ahead of that.

Holland asked if this would help reduce water costs? Rapson replied that it would forestall future rate increases, adding they had not been raised in the 11 years he had been County Administrator.

Destadio, noting that he was on the County Water Committee for a long time, recalled there had been concerns about the volume of water. Lake Peachtree had been semi-dredged, he commented, and he said it again was significantly silted up. Kedron looked to be silting up too. What studies had been done on the possibility of evaporation or more silting?

Rapson said he did not think they were silting up. The City and County had a contract in regards to evaluating that. He did not think another dredging would be due for three or four years. Lakes Peachtree and Kedron showed "healthy siltration," meaning they were natural filters for the water; that is why they were water reservoirs. There had been no shortages, even under drought conditions.

Because of the excess of water, Rapson said he believed the EPD would force them eventually to connect to areas that were less endowed. This was a way to manage that and keep the reservoir capacity. They had worked for 10 years to get to this point, he remarked. They had looked at Comprehensive Plans, and, even if everyone built fully out, which no area would, there would still be excess capacity 25 years from now. Also, Fayette would be pushing the water to Coweta; if there was a drought situation, they could stop pushing that water.

Destadio said he would like to see those studies on the water volume. Borkowski said he had received them and would forward them on.

How long would it take to complete? Holland inquired, and Rapson said Fayette's portion should be done in a year or 18 months, but Coweta's would take longer. They would meet at the creek.

King stated that Rapson had said they could turn off the outgoing water if necessary, but were they entering into a contract to provide water for a set period of time or certain number of gallons?

The contract provided up to 1.3 million gallons a day, Rapson said, which could go up to 3 million over a five-year period. It would then be re-negotiated. Fayette's excess capacity was

now at 6.5 million gallons a day.

Holland moved to approve New Agenda item 06-23-01, Temporary Waterline Easement to Fayette County. Destadio seconded. Motion carried unanimously.

Public Hearings

A. 06-23-02 New Alcohol License - Karvelas Pizza Company, LLC - 2870 W. Highway 54

City Clerk Yasmin Julio said the applicant, as well as the location, met the requirements for an alcohol license, and staff had no concerns.

Learnard opened the public hearing. No one wished to speak in favor or in opposition, and she closed the public hearing.

King moved to approve Public Hearing item 06-23-02, New Alcohol License, Karvelas Pizza Company, LLC - 2870 W. Highway 54. Prebor seconded. Motion carried unanimously.

B. 06-23-03 New Alcohol License - Curious Cantina - 1261 N. Peachtree Parkway, Suite 800

City Clerk Yasmin Julio said the applicant, as well as the location, met the requirements for an alcohol license, and staff had no concerns.

Learnard opened the public hearing. No one wished to speak in favor or in opposition, and she closed the public hearing.

Prebor moved to approve Public Hearing item 06-23-03, New Alcohol License - Curious Cantina - 1261 N. Peachtree Parkway, Suite 800.
King seconded. Motion carried unanimously.

C. 06-23-04 New Alcohol License - Elliotts Market, LLC - 266 S. Peachtree Parkway, Suite 100-B

Julio said this was a new facility in Braelinn Village. Several months ago, the same applicant requested an license for retail consumption on premise for Suite A, currently called Palmer's Fresh. This license was for a market, which was a different business and business model. She said the applicant, as well as the location, met the requirements for an alcohol license, and staff had no concerns.

Learnard opened the public hearing. No one wished to speak in favor or in opposition, and she closed the public hearing.

Destadio moved to approve Public Hearing 06-23-04, New Alcohol License - Elliotts Market, LLC - 266 S. Peachtree Parkway,
Suite 100-B. Holland seconded. Motion carried unanimously.

Council/Staff Topics

King reported that earlier that day, he had helped Keep Peachtree City Beautiful Director Al Yougel try to remove an artificial Christmas tree from a trash can along a path, but it was wedged in so tightly that the can had to be removed. King said he wanted to remind citizens that items such as this were for residential pickup and did not belong in public trash cans.

Executive Session

King moved to adjourn to executive session at 7:03 p.m. to discuss threatened or pending litigation. Holland seconded. The motion carried unanimously.

Prebor moved to reconvene in regular session at 7: 36 p.m. King seconded. Motion carried unanimously.

Adjourn

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

The meeting adjourned at 7:36 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Kelly Bush, Assistant Finance Director 6/7/2023
Paul Salvatore, Finance Director 6/8/2023
Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: FY-23 Budget Amendment- Engineering Professional Services

Recommendation:

Approve the attached budget amendment for the Engineering Department Professional Services line item in the amount of \$28,000.

Discussion:

Due to the increased number of traffic complaints, traffic count requests, and building permit reviews, the Engineering Department has had to contract out more work than what was anticipated this budget year. Staff is requesting to increase the Professional Services budget with funds coming from fund balance.

Budget Impact:

The attached budget amendment will increase both revenue and expenditures in the General Fund by \$28,000 .

Attachments:

1. Budget Amendments -Engineering Professional Services

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 23-26

DATE 06/15/2023

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to allocate funding for additional Engineering Professional Services

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Quinn Bledsoe, Recreation & Special Events Director 6/5/2023
Kelly Bush, Assistant Finance Director 6/7/2023
Paul Salvatore, Finance Director 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: FY-23 Budget Amendment- Sponsorship Funds for Sunset Sounds Events

Recommendation:

Accept sponsorship funds from Floor and Decor and Denise Wilhelm Real Estate for the 2023 Sunset Sounds Event Series.

Discussion:

Sunset Sounds Summer Concert Series is in its 3rd year at Drake Field. This community event provides an opportunity for citizens to connect and gather for music and food while enjoying the scenery of Lake Peachtree. Floor and Decor has offered a generous sponsorship of \$5,000, and Denise Wilhelm Real Estate has offered a generous sponsorship of \$2,500 to help support the Sunset Sounds event series.

Budget Impact:

The attached budget amendment will increase both the revenue and expenditure in the General Fund by \$7,500.

Attachments:

1. Budget Amendment for Sunset Sounds Donation

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 23-28

DATE 06/15/2023

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to accept donations for Sunset Sounds Program.

Entered

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Matt Myers, Assistant Police Chief 6/5/2023
Kelly Bush, Assistant Finance Director 6/8/2023
Paul Salvatore, Finance Director 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: FY-23 Budget Amendment- Insurance Reimbursement for Police Vehicle Repair

Recommendation:

Approve attached budget amendment to allocate funding from insurance reimbursement for police department vehicle repairs.

Discussion:

The attached budget amendment will allocate funding for the repairs of four police department vehicles that have sustained damage this year. We have received reimbursement through our property insurance for all four vehicles. It is necessary to increase both the insurance reimbursement revenue and the police department's vehicle repair and maintenance expense in the amount of \$37,334 to budget for these repairs.

Budget Impact:

The attached budget amendment will increase both revenue and expenditures in the General Fund by \$37,334.

Attachments:

1. Budget Amendment for FY2023 - PD Vehicle Repair

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

23-29

06/15/2023

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to recognize insurance reimbursement for vehicle repairs.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 6/8/2023
Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/9/2023

DATE: June 15, 2023

SUBJECT: Purchase Equipment Trailer for Stormwater Department

Recommendation:

Approve the budget transfer from within the Stormwater Department, award the purchase of a 7-ton equipment trailer to Hooper Trailer Sales, Inc. for \$5,675.00.

Discussion:

The current equipment trailer purchased by the Stormwater Utility in 2008 is no longer rated to safely transport several pieces of the Department's equipment. This is due to the increased weight of the newer equipment that is coming in. Therefore, staff requested quotes from three vendors – Hooper Trailer Sales, Inc., Big Tex Trailer World and Gator Made, Inc. and are shown as follows.

Hooper Trailer Sales - **\$5,675.00**

Big Tex Trailer World - \$6,088.00

Gator Made, Inc. - \$7,290.00

Staff has reviewed the quotes and recommends approval of the low quote to be awarded to Hooper Trailer Sales. The purchase of this trailer will enable the department to more efficiently move equipment from job site to job site.

Budget Impact:

Sufficient Funds are available in the Stormwater FY 2023 budget.

Attachments:

1. Budget Amendments - Stormwater Trailer
2. Trailer quotes 2023

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

23-27

06/15/2023

[illegible]

This will reallocate funding for the purchase of Stormwater Trailer		
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1726 U.S. Highway 41 South
Griffin, Georgia 30224
Office: 770-412-0045
Fax: 770-412-0096

MAIN OFFICE
2245 Bethel Church Road
Monticello, Georgia 31064
Office: 706-468-8414
Fax: 706-468-9624

11190 Old Federal Road
Camesville, Georgia 30521
Office: 706-677-2070
Fax: 706-677-4870

Customer Name: City of Peachtree City

Customer Location: Peachtree City

Customer Contact: Michael Madison

Make/Model of Trailer: 2023 7X18' 7 ton Bobcat Trailer
16' + 2' Beaver tail

Color: Black/JD Green

Axle size: 2 - 7000lb Electric EZ lube Brake Axles

Description: 8" Channel Main Frame
4" Channel Cross Members
Adjustable 2 5/16 Hitch
16" wheels and tires
7k Jack
Diamond Deck Fenders
5' Ramps with straps
Treated Pine Floor
LED Lights
Spare tire mount

Price: \$5675.00



CLARENCE
MALONE

Big Tex Trailer World, Inc.

345 INDUSTRIAL BLVD

MCDONOUGH, GA 30253

Phone: 770-914-6996

clarence.malone@bigtextrailers.com

Quote: _____ Order: _____ By: Clarence Malone

(Quotes good for 30 days)

TS Inv#: _____

Purchase Order #: _____ Acct#: _____

Date: Tuesday, April 11, 2023

Business: _____
(Business Name)

Phone: _____

Individual: _____
(First) (Middle) (Last)

Phone: _____

Address: (PO Box) _____

Contact: _____

City: _____ ST: _____

Zip: _____ County: _____

Address: (Physical) _____

email: _____

City: _____ ST: _____

Zip: _____ County: _____

Serial#: 16V1C2327P2288154 GVWR 14,000.00

PAYLOAD 11,260 Empty Wgt.: 2,740

Color: BLACK Year: 2023 MAKE BIG TEX Body Style: EQUIPMENT

Model/Part #	Description	Qty	Price	Amount
14ET-18BK-KR	(P2288154) 2023 Big Tex 14ET-18BK-KR	1	\$5,820.00	\$5,820.00
DOC FEES		1	\$268.00	\$268.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00
		1	\$0.00	\$0.00

Photo ID #		ID TYPE		Sub Total	\$6,088.00
Trade In	Year:	VIN#:		Less Trade	
Information	Make:	Model:		Sub Total	\$6,088.00
Payment	Cash	Credit Card Type		Vehicle Tax	8.00%
Type	Check#	Credit Card -last 4 digits		Federal Excise Tax	
				Total	\$6,088.00

Lien Holder _____ 1st Lien Date: _____

Name: _____

Address: _____

City: _____ ST: _____ Zip: _____

Attention: By law this vehicle may require brakes and/or other safety devices.

We assume no responsibility if purchased without.

Received By: _____

LABOR	
Freight Fee	
Doc Fee	
GA Tire Mgmt Fee	
MV-1 Affidavit	
Less Deposit	
Balance Due	\$6,088.00
Total Invoice Amt.	\$6,088.00

Gator Made Inc.
1278 Highway 461
Somerset, KY 42503

Wire Instructions:
Acct# 75119129
Routing# 042101446
Citizens National Bank
44 Public Square
Somerset, KY 42501

Buyer's Order

Date	Quote #
4/11/2023	24776

Name / Address
City of Peachtree Bob Werner 678-633-8651 bwerner@peachtree-city.org

Ship To
Marietta GA pickup

P.O. No.	Terms	Rep
		AY

Description	Qty	Each	Tires	Floor	Axles	Total
2023 Gatormade 14k equipment trailer 16+3 2x6 tube frame/tongue Adjustable height coupler 16" OC crossmembers (2) 7k dexter axles Electric brakes on both axles 16" wheels 10 ply radial tires 3ft dove tail 24" wide spring assisted ramps LED lights 11k net payload Copy of tax exemption required to waive sales tax. Andy Youngs Sales-Gatormade Trailers 606-271-3088 andy@gatormade.com	1	7,290.00				7,290.00

All sales are final. Deposits are non-refundable. NOTICE--Upon trailer or equipment leaving sellers or seller's representative premises, the buyer or operator accepts full responsibility of maintenance and operation of any trailer or equipment provided by Gator Made, Inc. Owner's and trailer operation literature have been provided with pickup of trailer. Register warranties at www.gatormade.com

Subtotal	\$7,290.00
Total	\$7,290.00
Sales Tax (6.0%)	\$0.00

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Matt Myers, Assistant Police Chief 6/6/2023
Angela Egan, Purchasing Agent 6/6/2023
Kelly Bush, Assistant Finance Director 6/8/2023
Paul Salvatore, Finance Director 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: Purchase Three (3) K9 Kennels

Recommendation:

Approve the purchase of three kennels from GA Derksen Sheds at \$5,500 each for a total of \$16,500.

Discussion:

The police department requires the replacement of one existing K9 kennel due to routine wear and tear, the addition of one kennel for an additional K9, and the addition of a kennel for boarding K9s at the police department as needed. The FY 2023 budget included funds for a contingency K9, which is now unneeded, and the PD requests a reallocation of those funds to allow for the purchase of the kennels. Derksen is a brand-name vendor.

Budget Impact:

Funds are available for reallocation within the Police Department budget.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Kelly Bush, Assistant Finance Director 6/8/2023
Paul Salvatore, Finance Director 6/8/2023
Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: Purchase New RTU for Kedron Aquatic Center

Recommendation:

Approve the purchase of a new rooftop unit (RTU) for the Kedron Aquatic Center facility for the amount of \$49,711.00 from Shumate Mechanical.

Discussion:

Facilities Staff has the City's heating and air conditioning units on a regular replacement cycle and this particular unit (RTU#3) at the Kedron Aquatic Center is due to be replaced this year. The City has an annual maintenance/repair contract with Shumate Mechanical whereby they perform all routine maintenance and repairs for the City on all of our heating, ventilation, and air-conditioning equipment. Staff requested a proposal from Shumate for a new Trane RTU and found it acceptable. The staff is recommending approval now so it can be ordered as it has an approximate 27-week manufacturing window.

Budget Impact:

Funds are available in the Citywide Building Maintenance CIP 335-1565-541200 line item.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: Purchase Sign Cutter for the Public Works Sign Shop

Recommendation:

Approve the purchase of a Graphtec FC9000 Sign Cutter for the Public Works Sign Shop.

Discussion:

The current sign shop cutter is over 12 years old and currently can only be operated with a computer system running Windows XP. The sign cutter was originally planned to be replaced in fiscal year 2024 but would benefit the city immediately. The sign cutter is used to create all of the city street signs, golf cart signs, city vehicle decals, etc, so it is an extensively used piece of equipment throughout the city.

Staff obtained 3 quotes for the purchase of the Graphtec FC9000 cutter and Swing Design was the lowest, in the amount of \$7,794.00. A budget reallocation from Street Supplies (100-4100-531170) to Computer Equipment (100-4100-542060) will be completed to fund the purchase of the sign cutter.

Budget Impact:

There are sufficient funds in the Public Works budget to complete the budget reallocation and purchase the equipment.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 6/8/2023
Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/9/2023

DATE: June 15, 2023

SUBJECT: Resolution to Adopt the 2023 Annual CIE Update

Recommendation:

Adopt the 2023 Capital Improvements Element Annual Update.

Discussion:

At the May 18, 2023 City Council meeting, Council approved the submittal of the City's draft 2023 Capital Improvements Element (CIE) Annual Update to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review and approval. On June 5, 2023 DCA officially approved the draft CIE. The next step is for Council to formally adopt the 2023 CIE Annual Update. Adoption of the update documents is required in order for the City to maintain its status as a Qualified Local Government (QLG).

Budget Impact:

There are no budget changes associated with this request.

Attachments:

1. Resolution to Adopt CIE
2. CIE 2023 Annual Update Document_Final

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF PEACHTREE CITY ADOPTING THE
2023 CAPITAL IMPROVEMENTS ELEMENT (CIE)
ANNUAL UPDATE TO THE PEACHTREE CITY COMPREHENSIVE PLAN**

WHEREAS, the City of Peachtree City has completed the 2023 Capital Improvements Element (CIE) Annual Update to the city's Comprehensive Plan in accordance with the revised Local Planning Standards as adopted by the Georgia Department of Community Affairs (DCA); and

WHEREAS, the City of Peachtree City has prepared an updated Community Work Program (CWP) and Capital Improvements Element (CIE) in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the City of Peachtree City has prepared an Annual Impact Fee Financial Report in accordance with the Development Impact Fee Compliance Requirements Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and

WHEREAS, the 2023 Capital Improvements Element (CIE) Annual Update was reviewed and approved by the Georgia Department of Community Affairs (DCA) on June 5, 2023;

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City do hereby adopt the 2023 Annual CIE Update to the Peachtree City Comprehensive Plan in accordance with the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 15th day of June, 2023.

Kim Learnard, Mayor

Phillip E. Prebor, Mayor Pro Tem

Mike King, Post 2

Clinton Holland, Post 3

Frank Destadio, Post 4

Attest:

City Clerk

Capital Improvements Element

2023 Annual Update

Financial Report & Community Work Program

*Adopted by Mayor and City Council
On June 15, 2023*

City of Peachtree City, Georgia

Introduction

This Capital Improvements Element (CIE) Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the *Development Impact Fee Act* (DIFA) and the Department of Community Affairs (DCA) documents *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the *Compliance Requirements*, the Annual Update:

"...must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the Peachtree City Capital Improvements Element, as adopted by the City on April 9, 2017.

Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(d)(1))

The City's fiscal year runs from October 1 to September 30. Thus, the financial report included here is based on the audit prepared for FY 2022. The required financial information is summarized in Table 1, and detailed information for each public facility category appears in Tables 2 through 5.

Schedule of Improvements

In addition to the financial report, the City has prepared a five-year schedule of improvements (Community Work Program (CWP), as specified in the *Compliance Requirements* (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term Work Program (Community Work Program) annually." The required annual CWP update addendum is presented as Table 6.

TABLE 1: SUMMARY
City of Peachtree City Annual Impact Fee Financial Report FY 2022

Public Facility	Parks & Recreation	Police	Fire	Admin. Fees	TOTAL
Service Area- Citywide					
Beginning Impact Fee Fund Balance at September 30, 2021	\$2,892,118.00	\$317,275.00	\$401,323.00	\$0.00	\$3,610,716.00
Impact Fees Collected in Fiscal Year 2022	\$1,267,976.43	\$48,125.62	\$237,704.25	\$46,453.56	\$1,600,259.86
Accrued Interest	\$316.22	\$12.00	\$59.26	\$0.00	\$387.48
(Project Expenditures)	-\$355,093.73	\$0.00	-\$49,263.15	\$0.00	-\$404,356.88
FY 2022 (Administrative/Other Costs)				-\$46,453.56	-\$46,453.56
(Impact Fee Refunds)					
Ending Impact Fee Fund Balance at September 30, 2022	\$3,805,316.92	\$365,412.62	\$589,823.36	\$0.00	\$4,760,552.90
Impact Fees Encumbered	\$3,805,316.92	\$365,412.62	\$589,823.36	\$0.00	\$4,760,552.90

TABLE 2: PARKS & RECREATION
City of Peachtree City Annual Impact Fee Financial Report FY 2022

Project Description	Project Start Date	Project End Date	Estimated / Actual Cost of Project	% Funding from Imp. Fees	Other Funding Sources	Expenditures in FY 2022	FY23- FY27 Impact Fees identified	Status / Remarks Responsible Party
Drake Field Pavilion & Path	FY2012	FY2019	\$ 274,915	36%	GF & Donations			complete
Path to Spillway Bridge	FY2018	FY2019	\$ 22,000	66%	General Fund			complete
Flat Creek Nature Area (Parkade to PAC)	FY2019	FY2020	\$ 253,011	66%	SPLOST17			complete
Paschall Rd. connection	FY2019	FY2020	\$ 53,760	66%	SPLOST17			complete
Police Station connection	FY2019	FY2020	\$ 31,480	66%	SPLOST17			complete
Kedron Village retail path realignment	FY2018	FY2020	\$ 27,440	66%	SPLOST17			complete
American Walk path connection	FY2019	FY2020	\$ 21,417	66%	SPLOST17			complete
Crosstown Dr. crossing	FY2019	FY2021	\$ 356,537	66%	SPLOST17			complete
SR 54 W gateway bridge	FY2018	FY2021	\$ 3,200,000	66%	SPLOST17	\$985.00		complete
Flat Creek Nature Area (Crosstown to Parkade Ct)	FY2018	FY2021	\$ 275,000	66%	SPLOST17			complete
Robinson Road sidepath to Whitefield Farms	FY2021	FY2021	\$ 14,204	66%	SPLOST17			complete
N Peachtree Pkwy Flat Creek Rd to Interlochen	FY2021	FY2021	\$ 48,657	66%	SPLOST17			complete
Cedarcroft connection to SR 74 Bridge	FY2021	FY2021	\$ 5,920	66%	SPLOST17			complete
Line Creek Nature Area path connection	FY2021	FY2021	\$ 44,233	66%	SPLOST17			complete
Robinson Rd. (Windgate to McIntosh Trl)	FY2019	FY2021	\$ 85,820	66%	SPLOST17			complete
Robinson Rd (McIntosh Trl to Crosstown Dr)	FY2019	FY2021	\$ 133,490	66%	SPLOST17			complete
Robinson Rd sidepath (Crosstown to Braelinn Rec)	FY2019	FY2021	\$ 109,969	66%	SPLOST17			complete
Robinson Rd sidepath (Braelinn Rec to Elem Sch)	FY2022	FY2022	\$ 264,714	66%	SPLOST17	\$159,466.00	\$ 15,245	complete- paving costs raised actual costs
N Peachtree Pkwy North Hill connection	FY2021	FY2024	\$ 257,333	66%	SPLOST17		\$ 169,840	in design
SR 54 E (Peachtree East to PTC UMC)	FY2018	FY2024	\$ 2,600,000	66%	SPLOST17		\$ 1,716,000	in design. Estimated costs increased due to utility relocation, stormwater management and easement acquisition
SR 54 parallel bridge at Lake Peachtree	FY2020	FY2024	\$ 645,129	66%	SPLOST17		\$ 425,785	in design

TABLE 2: PARKS & RECREATION
City of Peachtree City Annual Impact Fee Financial Report FY 2022

Project Description	Project Start Date	Project End Date	Estimated / Actual Cost of Project	% Funding from Imp. Fees	Other Funding Sources	Expenditures in FY 2022	FY23- FY27 Impact Fees identified	Status / Remarks Responsible Party
N Peachtree Pkwy Walt Banks to Lake	FY2022	FY2024	\$ 359,070	66%	SPLOST17		\$ 236,986	in design
Huddleston Road path	FY2022	FY2024	\$ 257,720	66%	SPLOST17		\$ 170,095	planning
HWY 74 crossing near Crosstown Road	FY2017	FY2024	\$ 20,000	66%	SPLOST17		\$ 13,200	planning
Path connectivity to neighboring communities	FY2018	FY2024	\$ 465,495	66%	SPLOST17		\$ 307,227	planning
SR 74 North Gateway Bridge & path connection	FY2023	FY2029	\$2,000,000	66%	General Fund		\$ 1,320,000	planning
Smokerise Point (existing to White Springs Ln)	FY2023	FY2029	\$ 15,061	66%	General Fund		\$ 9,940	planning
Smokerise Point (Ashley Way to Sedgewick Dr)	FY2023	FY2029	\$ 27,286	66%	General Fund		\$ 18,009	planning
Sumner Road sidepath	FY2023	FY2029	\$ 91,400	66%	General Fund		\$ 60,324	planning
SR 54 East crossing	FY2023	FY2029	\$ 1,200,000	66%	General Fund		\$ 792,000	planning
Prime Point Share the Road connection	FY2023	FY2029	\$ 102,180	66%	General Fund		\$ 67,439	planning
Willow Road sidepath	FY2023	FY2029	\$ 106,410	66%	General Fund		\$ 70,231	planning
SR 74 S parallel connection (Police to Crosstown)	FY2023	FY2029	\$ 236,300	66%	General Fund	\$11,100.00	\$ 144,858	planning
P'tree Pkwy S sidepath (Village Pk to Fairways)	FY2023	FY2029	\$ 130,240	66%	General Fund		\$ 85,958	planning
Robinson Rd sidepath (Braelinn Rd to Colonnade)	FY2023	FY2029	\$ 95,526	66%	General Fund		\$ 63,047	planning
Robinson Rd sidepath tunnel connections	FY2023	FY2029	\$ 39,407	66%	General Fund		\$ 26,009	planning
Holly Grove Rd sidepath	FY2023	FY2029	\$ 108,318	66%	General Fund		\$ 71,490	planning
Mill Farms path connection to Meade tunnel	FY2023	FY2029	\$ 215,000	66%	General Fund	\$141,000.00	\$ 900	Est. cost increased due to increase in land costs
Hwy 74 s parallel connection (PAC to Cooper Cir)	FY2023	FY2029	\$ 249,854	66%	General Fund		\$ 164,904	planning
Hwy 74 S parallel connection (Cooper to Dividend)	FY2023	FY2029	\$ 135,191	66%	General Fund		\$ 89,226	planning
Dividend sidepath (74 to TDK)	FY2023	FY2029	\$ 268,113	66%	General Fund		\$ 176,955	planning
TDK parallel connection (74 to Dividend)	FY2023	FY2029	\$ 111,774	66%	General Fund		\$ 73,771	planning
TDK parallel connection (Dividend to Park)	FY2023	FY2029	\$ 274,354	66%	General Fund		\$ 181,074	planning
Dividend sidepath (TDK to Paschall Rd)	FY2023	FY2029	\$ 460,557	66%	General Fund		\$ 303,968	planning
Peachtree Villas path connection	FY2023	FY2029	\$ 32,650	66%	General Fund		\$ 21,549	planning
Panasonic connection (Flat Creek to Dividend Dr)	FY2022	FY2029	\$ 111,774	66%	General Fund	\$42,542.73	\$ 31,228	complete
New Booth Middle School Stagecoach Path	FY2022	FY2024	\$ 108,318	66%	General Fund		\$ 71,490	planning
			\$10,724,460			\$355,093.73	\$ 6,883,501	

Notes: Estimated Cost of Project figures are Net Present Value from 2017 CIE report and SPLOST 2017 report. *Actual Cost of Project* figures (shown in italic text) are calculated thus: Actual FY22 expenditures on construction materials are used to create an average per-linear-foot cost of constructing a new path (\$71.58/lf in FY22), which is then multiplied by the length on the project.

TABLE 4: POLICE

City of Peachtree City Annual Impact Fee Financial Report FY 2022

Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage Funding from Impact	Other Funding Sources	Expenditures in FY 2022	FY22 - FY26 Impact Fees Identified	Status/ Remarks
Building Expansion	FY2015	FY2024	\$ 691,738	100%	N/A		\$ 683,338	in design, delivery date moved up to FY23
			\$ 691,738				\$ 683,338	

Notes: All figures are Net Present Value from 2017 CIE Report. Impact fee eligible projects for which impact fees are not on-hand when needed may receive interim financing from the General Fund or other taxation sources, including debt instruments, pending recoupment by the city as impact fees are collected.

TABLE 5 FIRE PROTECTION

City of Peachtree City Annual Impact Fee Financial Report FY 2022

Project Description	Project Start Date	Project End Date	Estimated/ Actual Cost of Project	Percentage Funding from Impact	Other Funding Sources	Expenditures in FY 2022	FY22 - FY26 Impact Fees Identified	Status/ Remarks
Station 85	FY2017	FY2020	\$ 1,810,070	13%	General Fund			complete
Medic vehicle (Heavy vehicle)	FY2016	FY2020	\$ 823,206	100%	N/A		\$ -	complete- carryover costs paid in FY21
Station 86	FY2019	FY2026	\$ 3,062,162	100%	N/A		\$ 2,568,641.40	planning
Engine F550 (Heavy vehicle)	FY2019	FY2024	\$ 592,842	100%	N/A		\$ 592,842.28	on CIP
Station 83 Expansion	FY2022	FY2029	\$ 100,000	100%	N/A	\$ 49,263.15	\$ 50,737.00	in design
Heavy Vehicle	FY2026	FY2026	\$ 610,694	100%	N/A		\$ 610,694.28	on CIP
			\$ 6,998,975				\$ 3,822,915	

Notes: All figures are Net Present Value from 2017 CIE Report. Impact fee eligible projects for which impact fees are not on-hand when needed may receive interim financing from the General Fund or other taxation sources, including debt instruments, pending recoupment by the city as impact fees are collected.

**TABLE 6:
COMMUNITY WORK PROGRAM ADDENDUM /
SCHEDULE OF IMPROVEMENTS
FY 2023 – 2027**

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Fire Protection & EMS</i>							
Station 86	City-wide	FY2019	FY2026	\$1,160,000	100%	100% Impact Fees On-Hand	Fire Department
Engine F550	City-wide	FY2019	FY2024	\$592,842	100%	100% Impact Fees On-Hand	Fire Department
Heavy Vehicle	City-wide	FY2026	FY2026	\$610,694	100%	100% Impact Fees On-Hand	Fire Department
Replace Reserve Engine (2235)	City-wide	FY2023	FY2023	\$799,000	0%	Debt Service	Fire Department
Replace Staff Vehicle (2236)	City-wide	FY2023	FY2023	\$45,000	0%	Debt Service	Fire Department
Cardiac Monitor	City-wide	FY2023	FY2023	\$47,000	0%	Debt Service	Fire Department
Replace Medic 86-2318	City-wide	FY2024	FY2024	\$450,000	0%	Debt Service	Fire Department
Replace Staff Vehicle (2204)	City-wide	FY2024	FY2024	\$45,500	0%	Debt Service	Fire Department
Cardiac Monitor Liefpack 15 replacement	City-wide	FY2024	FY2024	\$47,000	0%	Debt Service	Fire Department
Replace Generator Station 84	City-wide	FY2024	FY2024	\$100,000	0%	General Fund	Fire Department
Replace Quint 84 (2208)	City-wide	FY2024	FY2024	\$1,500,000	0%	Debt Service	Fire Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Fire Protection & EMS, continued							
Replace Staff Vehicle (22007)	City-wide	FY2025	FY2025	\$46,000	0%	Debt Service	Fire Department
Replace Reserve Engine (2229)	City-wide	FY2025	FY2025	\$800,000	0%	Debt Service	Fire Department
Replace 2016 Medic 86 (2306)	City-wide	FY2025	FY2025	\$450,000	0%	Debt Service	Fire Department
Replace Staff Vehicle (2) (22025 & 22026)	City-wide	FY2026	FY2026	\$93,000	0%	Debt Service	Fire Department
Replace Reserve Engine (2206)	City-wide	FY2027	FY2027	\$971,000	0%	Debt Service	Fire Department
Staff Vehicle Replacement (22025)	City-wide	FY2027	FY2027	\$47,000	0%	Debt Service	Fire Department
Police							
Building Expansion	City-wide	FY2015	FY2024	\$691,738	100%	100% Impact Fees	Police Department
Police Vehicle Replacements (10)	City-wide	FY2023	FY2023	\$640,000	0%	Debt Service	Police Department
Police Vehicle- new personnel (3)	City-wide	FY2023	FY2023	\$192,000	0%	Debt Service	Police Department
Laptop Replacements (30)	City-wide	FY2023	FY2023	\$108,000	0%	Debt Service	Police Department
Police Vehicle Replacements (10)	City-wide	FY2024	FY2024	\$660,000	0%	Debt Service	Police Department
Rescue/Multi-purpose vehicle	City-wide	FY2024	FY2024	\$300,000	0%	Debt Service	Police Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Police, continued</i>							
Replace prisoner transport van	City-wide	FY2024	FY2024	\$80,000	0%	Debt Service	Police Department
Replace ATV	City-wide	FY2024	FY2024	\$14,000	0%	General Fund	Police Department
Drone Replacement/ FAA Update	City-wide	FY2024	FY2024	\$25,000	0%	General Fund	Police Department
K-9 Replacement	City-wide	FY2024	FY2024	\$18,500	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY2025	FY2025	\$660,000	0%	Debt Service	Police Department
Replace Tasers	City-wide	FY2025	FY2025	\$250,000	0%	Debt Service	Police Department
K-9 Replacement	City-wide	FY2025	FY2025	\$18,500	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY2026	FY2026	\$660,000	0%	Debt Service	Police Department
ATV Replacement	City-wide	FY2026	FY2026	\$16,000	0%	General Fund	Police Department
Laptop Replacements (30)	City-wide	FY2026	FY2026	\$115,000	0%	Debt Service	Police Department
Police Vehicle Replacements (10)	City-wide	FY2027	FY2027	\$660,000	0%	Debt Service	Police Department
VMS Trailer Replacement	City-wide	FY2027	FY2027	\$20,000	0%	General Fund	Police Department
ATV Replacement	City-wide	FY2027	FY2027	\$16,000	0%	General Fund	Police Department
Laptop Replacements (30)	City-wide	FY2027	FY2027	\$115,000	0%	Debt Service	Police Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Recreation Facilities							
SR 54 eastside path from PTC UMC to Peachtree East Shopping Center	City-wide	FY2018	FYFY2023	\$2,600,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 54 parallel bridge at Lake Peachtree	City-wide	FY2020	FY2023	\$645,129	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
N Peachtree Parkway from Walt Banks to Lake Kedron	City-wide	FY2022	FY2023	\$359,070	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
N Peachtree Parkway North Hill connection	City-wide	FY2021	FY2023	\$257,333	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 74 N Gateway bridge and path connections	City-wide	FY2023	FY2026	\$2,000,000	66%	Impact Fees / General Fund	Public Works
Robinson Road tunnel and path connections	City-wide	FY2017	FY2026	\$39,407	66%	Impact Fees / General Fund	Public Works
Robinson Road side path (Braelinn Rd to Colonnade)	City-wide	FY2023	FY2026	\$95,526	66%	Impact Fees / General Fund	Public Works
Robinson Road side path (Braelinn Rec to Braelinn Elementary)	City-wide	FY2023	FY2026	\$115,900	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Smokerise Point (to White Springs Ln)	City-wide	FY2023	FY2026	\$15,061	66%	Impact Fees / General Fund	Public Works
Smokerise Point (Ashley Way to Sedgewick Dr)	City-wide	FY2023	FY2026	\$27,286	66%	Impact Fees / General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, continued</i>							
Sumner Road side path	City-wide	FY2023	FY2026	\$91,400	66%	Impact Fees / General Fund	Public Works
SR 54 E crossing	City-wide	FY2023	FY2026	\$1,200,000	66%	Impact Fees / General Fund	Public Works
Prime Point share-the-road connection	City-wide	FY2023	FY2026	\$102,180	66%	Impact Fees / General Fund	Public Works
SR 74 South crossing study	City-wide	FY2017	FY2023	\$20,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Huddleston Road path	City-wide	FY2022	FY2023	\$257,720	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Willow Road side path	City-wide	FY2023	FY2026	\$106,410	66%	Impact Fees / General Fund	Public Works
SR 74 S parallel connection from PD to Crosstown	City-wide	FY2023	FY2026	\$113,476	66%	Impact Fees / General Fund	Public Works
Peachtree Parkway S side path from Village Park to Fairways	City-wide	FY2023	FY2026	\$130,240	66%	Impact Fees / General Fund	Public Works
Holly Grove Road side path	City-wide	FY2023	FY2026	\$108,318	66%	Impact Fees / General Fund	Public Works
Mill Farms path connection to Meade tunnel	City-wide	FY2023	FY2026	\$177,106	66%	Impact Fees / General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, continued</i>							
Hwy 74 S parallel from PAC to Cooper Cir	City-wide	FY2023	FY2026	\$249,854	66%	Impact Fees / General Fund	Public Works
Hwy 74 S parallel from Cooper Cir to Dividend Dr	City-wide	FY2023	FY2026	\$135,191	66%	Impact Fees / General Fund	Public Works
Dividend Dr side path from 74 to TDK	City-wide	FY2023	FY2026	\$268,113	66%	Impact Fees / General Fund	Public Works
Dividend side path from TDK to Paschall Road	City-wide	FY2023	FY2026	\$460,557	66%	Impact Fees / General Fund	Public Works
TDK parallel connection from 74 to Dividend Dr	City-wide	FY2023	FY2026	\$111,774	66%	Impact Fees / General Fund	Public Works
TDK parallel from Dividend Dr to Lake McIntosh	City-wide	FY2023	FY2026	\$274,354	66%	Impact Fees / General Fund	Public Works
Peachtree Villas path connection	City-wide	FY2023	FY2026	\$32,650	66%	Impact Fees / General Fund	Public Works
Panasonic connection from Flat Creek to Dividend Dr.	City-wide	FY2023	FY2026	\$111,774	66%	Impact Fees / General Fund	Public Works
Path connectivity to neighboring communities	City-wide	FY2018	FY2023	\$465,495	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Playground Upgrade-Braelinn	City-wide	FY2023	FY2023	\$85,000	0%	General Fund	Recreation & Special Events
Field of Hope Upgrade/Replacement	City-wide	FY2023	FY2023	\$336,725	0%	General Fund	Recreation & Special Events

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Recreation Facilities, continued</i>							
Capital Equipment Replacements: Explorer	City-wide	FY2024	FY2024	\$32,000	0%	Debt Service	Recreation & Special Events
Playground Upgrade- Battery Way	City-wide	FY2024	FY2024	\$85,000	0%	General Fund	Recreation & Special Events
Drake Field Restrooms	City-wide	FY2024	FY2024	\$375,000	0%	General Fund	Recreation & Special Events
Tennis Center Maintenance	City-wide	FY2024	FY2024	\$1,700,000	0%	General Fund	Recreation & Special Events
Playground Upgrade- Luther Glass	City-wide	FY2025	FY2025	\$85,000	0%	General Fund	Recreation & Special Events
Tennis Center Maintenance	City-wide	FY2025	FY2025	\$1,700,000	0%	General Fund	Recreation & Special Events
Kedron Fieldhouse Roof	City-wide	FY2025	FY2025	\$350,000	0%	General Fund	Recreation & Special Events
Playground Upgrade- Blue Smoke	City-wide	FY2026	FY2026	\$85,000	0%	General Fund	Recreation & Special Events
Capital Equipment Replacement: F-150	City-wide	FY2026	FY2026	\$28,000	0%	Debt Services	Recreation & Special Events
Library HVAC System	City-wide	FY2026	FY2026	\$325,000	0%	General Fund	Library Services
Playground Upgrade	City-wide	FY2027	FY2027	\$85,000	0%	General Fund	Recreation & Special Events
Pool Covering	City-wide	FY2027	FY2027	\$1,000,000	0%	General Fund	Recreation & Special Events

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Public Works							
Capital Equipment Replacements: skid steer loader, low-boy trailer, bobcat, mini skid steer, zero-turn mower (4)	City-wide	FY2023	FY2023	\$301,400	0%	Debt Service	Public Works
Street Resurfacing	City-wide	FY2023	FY2023	\$1,350,000	0%	General Fund	Public Works
Stagecoach Rd	City-wide	FY2023	FY2023	\$375,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2023	FY2023	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2023	FY2023	\$500,000	0%	General Fund	Public Works
Capital Equipment Replacements: skid steer loader, F-750, Asphalt roller, F-350, F-250, zero-turn mower (4), F-150	City-wide	FY2024	FY2024	\$368,000	0%	Debt Service	Public Works
Street Resurfacing	City-wide	FY2024	FY2024	\$1,800,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2024	FY2024	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2024	FY2024	\$350,000	0%	General Fund	Public Works
Capital Equipment Replacements: F-250 (2), Flat Bed, Asphalt Roller, Tractor, Kubota Zero-turn Mowers (4)	City-wide	FY2025	FY2025	\$260,400	0%	Debt Service	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
<i>Public Works, continued</i>							
Street Resurfacing	City-wide	FY2025	FY2025	\$1,800,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2025	FY2025	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2025	FY2025	\$350,000	0%	General Fund	Public Works
Capital Equipment Replacements: F-250, F-150, Tandem Dump, F-750, Zero-turn Mowers (4)	City-wide	FY2026	FY2026	\$356,800	0%	Debt Service	Public Works
Street Resurfacing	City-wide	FY2026	FY2026	\$3,500,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2026	FY2026	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2026	FY2026	\$350,000	0%	General Fund	Public Works
Capital Equipment Replacements: F-250 (3), Sand Spreader, Skid Steer loader, zero-turn mower (5)	City-wide	FY2027	FY2027	\$259,500	0%	Debt Service	Public Works
Street Resurfacing	City-wide	FY2027	FY2027	\$3,500,000	0%	General Fund	Public Works
Bridge Maintenance	City-wide	FY2027	FY2027	\$100,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements, Reroof City Hall	City-wide	FY2027	FY2027	\$650,000	0%	General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Technical Services							
Replacement Servers	City-wide	FY2023	FY2023	\$97,000	0%	Debt Service	Finance
Storage	City-wide	FY2023	FY2023	\$220,000	0%	Debt Service	Finance
Replacement Firewall	City-wide	FY2023	FY2023	\$95,000	0%	Debt Service	Finance
Replacement Tape Drive	City-wide	FY2023	FY2023	\$52,000	0%	Debt Service	Finance
Data Security Upgrades Perimeter 81	City-wide	FY2023	FY2023	\$50,000	0%	Debt Service	Finance
Veeam/ Backup Software Upgrade	City-wide	FY2023	FY2023	\$49,000	0%	Debt Service	Finance
Misc Software Upgrades	City-wide	FY2023	FY2023	\$60,000	0%	Debt Service	Finance
PC replacements (86)	City-wide	FY2024	FY2024	\$230,000	0%	Debt Service	Finance
MS SQL Server Software Upgrades	City-wide	FY2024	FY2024	\$85,000	0%	Debt Service	Finance
Storage Replacement	City-wide	FY2024	FY2024	\$185,000	0%	Debt Service	Finance
Firewall Replacement	City-wide	FY2024	FY2024	\$69,000	0%	Debt Service	Finance
Data Security	City-wide	FY2024	FY2024	\$55,000	0%	Debt Service	Finance
Physical Security	City-wide	FY2024	FY2024	\$31,000	0%	Debt Service	Finance
Server Replacements	City-wide	FY2025	FY2025	\$97,000	0%	Debt Service	Finance
MS Server Software	City-wide	FY2025	FY2025	\$85,000	0%	Debt Service	Finance
Firewall Replacement	City-wide	FY2025	FY2025	\$95,000	0%	Debt Service	Finance
Vnware	City-wide	FY2025	FY2025	\$50,000	0%	Debt Service	Finance

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Technical Services, continued							
Data Security	City-wide	FY2025	FY2025	\$50,000	0%	Debt Service	Finance
Physical Security	City-wide	FY2025	FY2025	\$45,000	0%	Debt Service	Finance
Data Center UPS	City-wide	FY2025	FY2025	\$80,000	0%	Debt Service	Finance
Misc. Software upgrades	City-wide	FY2026	FY2026	\$55,000	0%	Debt Service	Finance
HP Nimble Storage	City-wide	FY2026	FY2026	\$195,000	0%	Debt Service	Finance
Cisco Switch Replacements	City-wide	FY2026	FY2026	\$195,000	0%	Debt Service	Finance
Microsoft Office Upgrades	City-wide	FY2026	FY2026	\$125,000	0%	Debt Service	Finance
Data Center UPS	City-wide	FY2026	FY2026	\$85,000	0%	Debt Service	Finance
Data Security Upgrades	City-wide	FY2026	FY2026	\$55,000	0%	Debt Service	Finance
PC Replacements	City-wide	FY2026	FY2026	\$245,000	0%	Debt Service	Finance
Misc. Software upgrades	City-wide	FY2027	FY2027	\$80,000	0%	Debt Service	Finance
Vmware Upgrades	City-wide	FY2027	FY2027	\$50,000	0%	Debt Service	Finance
Storage Replacement	City-wide	FY2027	FY2027	\$95,000	0%	Debt Service	Finance
Tape Drive Replacements	City-wide	FY2027	FY2027	\$52,000	0%	Debt Service	Finance
Data Security Upgrades	City-wide	FY2027	FY2027	\$50,000	0%	Debt Service	Finance
Wireless Network Replacement	City-wide	FY2027	FY2027	\$120,000	0%	Debt Service	Finance
Physical Security Upgrades	City-wide	FY2027	FY2027	\$30,000	0%	Debt Service	Finance
Misc Software Upgrades	City-wide	FY2027	FY2027	\$80,000	0%	Debt Service	Finance

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Kelly Bush, Assistant Finance Director 6/8/2023
Paul Salvatore, Finance Director 6/8/2023
Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/9/2023

DATE: June 15, 2023

SUBJECT: 06-23-05 American Rescue Plan Funds Reallocation

Recommendation:

Approve reallocation of remaining unencumbered American Rescue Plan (ARP) federal funding as recommended.

Discussion:

The American Rescue Plan Act was passed by Congress on March 11, 2021. The portion of funding allocated for local governments is intended to help local responses to the health crisis, provide general government revenue loss relief, and/or invest in local infrastructure. Peachtree City received \$13,526,985.

To date, these funds have been allocated by Council and spent as follows:

Project	Allocation	Spent	Encumbered	Available
Sewer & Water	5,598,182.00	0.00	5,598,182.00	0.00
Stormwater	670,000.00	625,530.00	0.00	44,470.00
Vaccine Incentive	167,126.69	167,126.69	0.00	0.00
Premium Pay	163,493.35	169,493.35	0.00	(6,000.00)
Fire Station 86 - Approved 7/12/2022	3,062,162.00	4,800.00	0.00	3,057,362.00
General Government - Approved 2/16/2023	3,866,020.00	0.00	0.00	3,903,016.00
Total	13,526,985.00	966,950.04	5,598,182.00	6,961,852.96

Staff recommends the reallocation of the balance for Stormwater - \$44,470 and the reallocation of the balance of Fire Station 86 - \$3,057,362 to be spent on general

government projects.

The reallocation is recommended as the costs for constructing Station 86 have gone well beyond what was originally budgeted and staff recommends that the City focus on needed repairs to existing buildings and the SPLOST approved southside fire station (Station 85) at this time. Staff will finish the design and architectural drawings for Station 86 and keep them on file for the future.

The projects under general government would mainly consist of infrastructure and building projects for existing infrastructure. There are current major needs at City Hall (elevator, roof, electrical, hvac, exterior coating), Kedron (roof), the Library (hvac), and various Recreation Facilities (Meade lights, Flat Creek boardwalk, Tennis Center) and Fire Stations (Station exterior sealing). Most of these projects would meet the threshold of public bidding requirement and would require staff to request final approval of the projects at a future City Council meeting. If approved, updated ARP funding would be as follows:

Project	Allocation	Spent	Encumbered	Available
Sewer & Water	5,598,182.00	0.00	5,598,182.00	0.00
Stormwater	625,530.00	625,530.00	0.00	0.00
Vaccine Incentive	167,126.69	167,126.69	0.00	0.00
Premium Pay	169,493.35	169,493.35	0.00	0.00
Fire Station 86	4,800.00	4,800.00	0.00	0.00
General Government	6,961,852.96	0.00	0.00	6,961,852.96
Total	13,526,985.00	966,950.04	5,598,182.00	6,961,852.96

Budget Impact:

Reallocate funds of the ARP Fund (230) as listed in the above table.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Jonathan Miller, Public Works Superintendent 6/8/2023
Paul Salvatore, Finance Director 6/8/2023
Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/9/2023

DATE: June 15, 2023

SUBJECT: 06-23-06 - Flat Creek Boardwalk Repair and Tree Removal

Recommendation:

Approve funding for tree removal and boardwalk reconstruction in the amount of \$200,000.00.

Discussion:

The tornadoes that came through in January of 2023 did not directly hit Peachtree City; however, high winds did negatively impact many trees in the Flat Creek Nature Area adjacent to Public Works. These winds caused a tree to fall and destroy one section of southern boardwalk and weakened and damaged several other trees. The destroyed section of boardwalk has been repaired; however, the boardwalk has remained closed due to the many damaged trees that remain that can fall on the boardwalk at any time. Subsequently, another tree has fallen and destroyed a section of northern boardwalk adjacent to the Amphitheater.

Staff has met several times on site with the City's tree removal contractor to come up with a plan of action to tactically remove damaged trees and limbs. There are several large trees that will need to be taken down and removed along with several dead and overhanging limbs. Since this is a wetland area the use of heavy equipment will be impractical. Much of the work will be hand work with carting out sections of the trees and limbs piece by piece along the boardwalk.

During the tree and limb removal process, several sections of boardwalk will need to be disassembled and put back. This boardwalk disassemble/reassemble process is required in order to prevent the larger leaning trees from crushing the boardwalk during the removal process.

Staff is requesting a budget amount of \$200,000 to cover the cost of this project. Staff believes that this is a conservative estimate. However, given the unknowns going

along with disassembling and reassembling boardwalk sections, the cost could potentially be higher.

Budget Impact:

Funding is available in the American Rescue Plan Fund under General Government.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: 06-23-07 Request for Cost-Sharing for Shared Driveway (Take 5 Oil Change)

Recommendation:

Make an official decision regarding the request from the Chunara Group.

Discussion:

At the June 1st Council meeting, the Chunara Group made a request to the Mayor and Council to share the cost for a combined driveway. The City does have an additional easement for the property located off Planterra Way.

Budget Impact:

Potential budget impact of \$192,000 (half of \$384,000 - total price stated by Chunara Group)

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 6/8/2023
Justin Strickland, Assistant City Manager 6/8/2023
Robert Curnow, City Manager 6/8/2023

DATE: June 15, 2023

SUBJECT: 06-23-08 Purchase Two (2) ambulances with SPLOST funds (David Winkles)

Recommendation:

Approve the cooperative purchase of two (2) Braun Chief XL Ambulances from Ten-8 Fire & Life Safety, LLC, at a total cost of \$900,000 (\$450,000 each) as outlined in the SPLOST manual.

Discussion:

In the upcoming fiscal years 2024/25, replacement is scheduled for the two oldest ambulances. The previous unit purchased from Braun has been in service for over a year and has proven to be highly reliable with only minor issues. This purchase will ensure that our ambulance fleet maintains a regular replacement cycle, providing comfortable rides for our patients while ensuring the overall reliability of all our ambulances.

Drawing from our positive experience with existing Braun ambulances purchased through the Houston Galveston Area Council Buying Cooperative, the department once again pursued base pricing and itemized options to arrive at the final cost. The buying cooperative obtained national bid prices from multiple manufacturers, as well as locked-in prices for any additional or excluded features from the base model. By utilizing the buying power of the cooperative, this purchasing approach guarantees that the City secures the most favorable price available, achieving economies of scale that are not typically possible when procuring a single ambulance.

This price includes the ambulances along with necessary equipment such as a stretcher, cardiac monitor, lift system, and LUCAS device.

Budget Impact:

The budget impact of acquiring these ambulances is limited to routine maintenance and upkeep expenses. The purchase will be funded through the already approved SPLOST, commencing in July 2023.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 6/5/2023
Justin Strickland, Assistant City Manager 6/5/2023
Robert Curnow, City Manager 6/7/2023

DATE: June 15, 2023

SUBJECT: 06-23-09 Ordinance 1210- Zoning Text Amendments to Comply with Updated Georgia Zoning Procedures Law

Recommendation:

Approve Ordinance 1210 Zoning text amendments to comply with the updates that the Georgia Legislature made to the Zoning Procedures Law.

Discussion:

In their 2021-2022 legislative session, the Georgia Legislature passed House Bill 1405 making changes to the Zoning Procedures Law. This statute dictates the minimum standards every jurisdiction in the state must comply with in order to have zoning. House Bill 1405 made updates to definitions, advertising requirements, and procedure requirements in certain cases. All municipalities must update their zoning ordinances to comply with the law by July 2023.

HB 1405 clarified exactly which zoning decisions are legislative and which are quasi-judicial. The table below summarizes the definition:

Legislative Decisions	Adoption or repeal of zoning ordinance, zoning text amendments, rezoning, or zoning as a part of annexation
Quasi-Judicial Decisions	Variances and Appeals of administrative decisions. (Other definitions are included but do not exist in Peachtree City are Special Administrative Permits, Special Exceptions, and Conditional Use Permits)

Secondly, the new law increased the required advertising time for variances from 15 days to 30 days. And finally, the new law added additional public hearings and advertising requirements for when a jurisdiction makes text changes to single-family zoning districts that would allow multi-family uses. Please note that these apply only

when the jurisdiction is making the changes and not when a property owner is applying for a rezoning from single-family to multi-family.

Attached to this memo is a copy of the proposed text amendment showing all changes in red text.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Proposed ZPL Text Changes in Track Changes
2. Ordinance for Signatures ZPLText

ARTICLE VI. DEFINITIONS

Words and terms not explicitly defined in this ordinance shall have the meaning given by common and ordinary use as defined in Websters New Collegiate Dictionary. The following specific definitions shall apply:

Accessory: A use or structure customarily incidental and subordinate to the principal use or structure, and located on the same zoning lot as such a principal use or structure.

Alley: A secondary way which affords access to the side or rear of abutting property.

Alteration: Any change in the supporting members of a building; any addition to or reduction of a building; any change in use; or any relocation of a building.

Arterial roads: These roads are intended to provide high-speed travel between or within communities, or to and from collectors and expressways. Access is controlled so that only regionally significant land use may take direct access to these roads. (Ord. No. 268, § 1(A), 6-3-1982)

Automobile service station: A land use where gasoline, oils, greases, batteries, tires, and general automobile accessories may be provided, but where no part of the premises is used for the storage or dismantling of wrecked or junk vehicles.

Awning: Any structure made of cloth, metal or other material, attached to a building, wholly supported by its frame and the building, without ground supports. (Ord. No. 607, 9-16-1993)

Awning, retractable: An awning designed to be stored against a building when not in use, but which can be temporarily extended either manually or mechanically. For purposes of administering this ordinance, a retractable awning will be allowed to extend into a rear setback area in a general residential zoning district; provided that, when fully extended, it encroaches no more than ten feet into the rear setback area. (Ord. No. 607, 9-16-1993)

Basement: The area below the first floor level in a building and having not more than one-half of its height above grade.

Buffer: That portion of a lot established for open space purposes and intended to separate properties with different and possibly incompatible types of use. A buffer shall not be occupied with structures and facilities except as permitted by this ordinance. Where required by this ordinance, a buffer may include the installation of a suitable visual screen.

Building: Any structure having a roof and intended for shelter, housing or enclosure of persons, animals or property of any kind.

Building height: The vertical distance of a building measured from the average elevation of the finished grade at the front of the building to the highest point of the building.

Building line: Synonymous with setback. (Ord. No. 366, § 1, 5-22-1985)

Building, principal: A building in which is conducted the principal use of the zoning lot on which said building is situated.

Care home: A rest home, nursing home, convalescent home, home for the aged, or similar use established and operated on a profit or nonprofit basis to provide lodging and/or meals and/or domiciliary care for aged, infirm, chronically ill or convalescent persons.

Clinic: An establishment where medical or dental patients are admitted for examination and treatment, but where there is no overnight lodging.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Collector roads: Collector roads connect residential streets to the highway system's major and high-speed arterials or provide access to nonresidential uses and arterials. Collectors form barriers between neighborhoods and are designed for higher speeds and traffic volumes than are residential streets. Because uncongested traffic flow is necessary for their effective functioning, residential uses are prohibited access to collectors. Collectors will be classified as major collectors and minor collectors.

- (a) *Major collector:* This road cannot permit on-street parking. It may carry some nonlocal traffic and extend beyond Peachtree City's corporate boundaries.
- (b) *Minor collector:* The average daily traffic is less on minor collector roads than major collector roads and serves primarily local traffic. (Ord. No. 268, § 1(A), 6-3-1982)

Because uncongested traffic flow is necessary for their effective functioning, residential uses are prohibited access to collectors unless a variance is granted by the city council pursuant to a procedure contained in the Peachtree City Street Design and Construction Specifications. (Ord. No. 268, § 1(A), 6-3-1982; Ord. No. 295, 3-3-1983)

Curb cut: The point at which vehicular access is provided to a lot from an adjoining street.

Density: The number of dwelling units per acre of land used for residential purposes. Unless otherwise stated, density figures are to be in terms of net acres, or the land devoted to residential use exclusive of streets or other public lands.

Density, high: For purposes of this ordinance, high density is defined as more than ten dwelling units per net acre.

Density, low: Low density is four dwelling units or fewer per net acre.

Density, medium: Medium density is five to ten dwelling units per net acre.

Drive-in: A retail or service enterprise wherein service is provided to the consumer on the outside of the principal building.

Dwelling: A building or portion of a building, other than a mobile home, designed for, or occupied for, residential occupancy, as further defined in applicable state codes.

Dwelling, cluster: One of a series of attached and/or detached dwelling units situated on at least five contiguous acres of land developed under a single ownership.

Dwelling, multifamily: A dwelling designed for, or occupied by, three or more families living independently of each other. Various multifamily dwellings are further defined below:

Apartment: One of a series of three or more attached dwelling units under a single roof, developed and/or operated under single ownership and rental agreements, and occupied by families living independent of each other. (Ord. No. 676, 6-5-1997)

Condominium: One of a series of three or more attached dwelling units under a single roof, each separately owned and listed as real property, and occupied by families living independently of each other. (Ord. No. 676, 6-5-1997)

Health care: One of a series of three or more attached dwelling units under a single roof, developed and/or operated under single ownership and rental agreements/medical fees, and occupied by health care recipients as further defined in applicable Georgia state codes. Health care facilities include nursing homes and assisted living/limited care dwellings, and shall be limited to two stories with ground level entry/exit facilities provided for both stories. (Ord. No. 676, 6-5-1997)

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Townhouse: One of a series of three or more attached dwelling units on separate zoning lots which units are separated from each other by party wall partitions extending at least from the lowest floor level to the roof, and are occupied by families living independently of each other. (Ord. No. 676, 6-5-1997)

Dwelling, one-family: A detached dwelling designed for, or occupied exclusively by, a single family.

Dwelling, patio: A single-family dwelling in which all or a portion of the area required for side and rear setback depths may be consolidated into one or more garden court spaces within the walls of the dwelling unit.

Dwelling, townhouse: One of a series of three or more attached dwelling units on separate zoning lots which are separated from each other by party wall partitions extending at least from the lowest floor level to the roof.

Dwelling, two-family: A detached dwelling designed for, or occupied exclusively by, two families living independently of each other.

Dwelling unit: One or more rooms within a dwelling forming a separate, independent housekeeping establishment for use on a basis involving owner occupancy or rental of a weekly, monthly or longer basis, with provision for cooking, eating and sleeping, and which is physically set apart from any other rooms or dwelling units in the same building.

Elevation, front: The view of a building or group of buildings as seen from directly in front of the structures.

Employee: A full-time employee of a business or industry. For purposes of determining parking requirements where employees work in shifts the required parking space shall be adequate for the number of employees on the maximum shift plus the number of employees on the next to maximum shift in order to accommodate the shift change peak parking requirement.

Family: A person, or group of persons, immediately related by blood, marriage, or adoption, living and cooking together as a single housekeeping unit, exclusive of household servants; also, a group of not more than three persons, or a group of not more than eight disabled persons not necessarily related by blood, marriage, or adoption, living and cooking together as a single housekeeping unit.

Flood boundary: The area possibly threatened by a flood, as displayed on the Peachtree City flood boundary and floodway map.

Floor area: The area of a dwelling exclusive of attic, basement, garage, carport, patios, and open porches measured from the exterior face of the exterior walls of a dwelling. Also, the gross leasable floor area for any business or industry based on interior dimensions.

Garage, private: An accessory building or portion of a principal building used only for private storage of permitted motor vehicles.

Garage, public: Any garage other than a private garage which is used for storage, minor repair, rental, servicing, washing, adjusting, or equipping of automobiles or other motor vehicles.

Garage, repair: A public garage intended to be used to make major commercial automobile or other motor vehicle repairs; provided that all body work and painting shall be conducted within fully enclosed buildings, and further provided that there is no open storage of junk, wrecked vehicles, dismantled parts, or supplies visible beyond the premises.

Guest house: Living quarters situated within an attached or detached accessory building located on the same premises as the principal building; such quarters shall be used only by bona fide nonpaying guests or relatives of the owners or occupants of the principal building and shall not be rented or otherwise occupied as a separate dwelling. In certain zoning districts, a guest house may be permitted as the principal building on a zoning lot, but on the same conditions as stated above.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Home occupation: A business carried on by an occupant of a dwelling as a secondary use which is clearly incidental to the use of the dwelling for residential purposes. For purposes of this ordinance, occasional activities at a dwelling like garage sales, Tupperware parties and bazaars are not considered to be home occupations. (Ord. No. 448, 12-3-1987)

Home, patio: See "Dwelling, patio."

Hotel: A building in which overnight accommodations without separate cooking facilities are provided to the public. The term "hotel" includes the terms "motel" and "tourist court."

Industrial/commercial roads: These roads are used specifically for industrial and/or commercial use. (Ord. No. 268, § 1(A), 6-3-1982)

Junk or salvage yard: Any part of a zoning lot used for the storage, abandonment, or sale of junk, salvage, or scrap materials; including the dismantling or demolition of automobiles, other vehicles, machinery, equipment, or parts thereof.

Kennel: Any location where more than three dogs, cats or other animals are kept for commercial or noncommercial purposes. This definition does not include litters of animals of not more than four months of age.

Land area per dwelling unit: The amount of land in square feet required for each dwelling unit permitted on a zoning lot.

Loading space: Space logically and conveniently located for pick-up and delivery service, scaled to the vehicles expected to be used, and accessible to such vehicles at all times.

Lot: A parcel of land of varying size which is designated as a single unit of property. Unless otherwise stated in this ordinance, the word "lot" shall mean the same as "zoning lot" as herein defined.

Lot, corner: A lot located at the intersection of two or more streets.

Lot, double-frontage: A lot, other than a corner lot, which has frontage on more than one street.

Lot, interior: A lot which has frontage on only one street or public way.

Lot, multiple-frontage: Property having boundary lines adjacent to more than one public street, right-of-way or private street shall be deemed multiple frontage property. (Ord. No. 366, § 2, 5-22-1985)

Lot, zoning: A parcel of land in single ownership occupied or intended to be occupied by principal uses and accessory uses in accordance with the provisions of this ordinance. A zoning lot must have frontage on a street or public way, and have at least the minimum land area required by this ordinance for the zoning district within which it is located. A lot of record may or may not be a zoning lot.

Lot depth: The mean horizontal distance between the front and rear lot lines, measured in the general direction of the side lot lines.

Lot of record: An area designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed.

Lot width: The distance measured along the front setback line, from end to end. (Ord. No. 366, § 3, 5-22-1985)

Mobile home: Any vehicle or similar portable structure having no foundation other than wheels, jacks or skirtings and so designed or constructed as to permit single-family occupancy for dwelling purposes. The term "mobile home" includes the terms "trailer" and "house trailer" and shall also include any structure which has been converted from a portable unit to semi-stationary or stationary structure.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE VI. DEFINITIONS

Mobile home park: Any zoning lot where two or more mobile homes are installed for living purposes, including any land or structure used by occupants of mobile homes on such premises.

Mobile home space: A plot of ground within a mobile home park designed to accommodate a single mobile home.

Nonconforming use: A building, structure or land lawfully occupied by a use that does not conform with the regulations of the zoning district in which it is located.

Parking space: An area for off-street automobile parking.

Processing: In manufacturing activities, the changing of materials to a different condition for either use or sale by the industry.

Property line, front: The boundary line adjacent to any public street right-of-way or private street access which the primary access to the property passes, and which shall be used to identify the street address of the property in question. (Ord. No. 366, § 4, 5-22-1985)

Property line, rear: The boundary line most opposite the front boundary line, which intersects two of the side boundary lines (unless the property has fewer than four sides, then one of the side boundary lines intersecting the front boundary line shall be deemed the rear boundary line). (Ord. No. 366, § 5, 5-22-1985)

Property line, side: Any property line not designated as a front or rear property line. (Ord. No. 366, § 5, 5-22-1985)

Quasi-judicial decision: Decisions or hearings of the City Council pertaining to appeals of administrative decisions for permits, variances, special administrative permits, special exceptions, or conditional use permits. This term shall not include decisions or hearings pertaining to "Zoning Decisions" as such term is defined in O.C.G.A. § 36-66-3(4), as such statute may be amended.

Residential streets: Residential streets primarily function to provide access to residential uses. All residential streets are intended to accommodate relatively low traffic volumes at slow speeds in order to minimize the basic incompatibility of vehicles and the pedestrians and children who characterize residential neighborhoods. (Ord. No. 268, § 1(A), 6-3-1982)

Second home: A single-family dwelling unit on an individual lot, where the dwelling is used as a secondary home for a family residing elsewhere in the primary home.

Setback: A required open space on a lot or parcel of land upon which no building or structure may be erected except as permitted by these ordinances. This area is bounded by property lines and setback lines as appropriate. (Ord. No. 366, § 7, 5-22-1985)

Setback area, front: The area bounded by the front property line, the side property lines that intersect the front property line (or one side property line and the rear property line if the property has fewer than four sides) and the front setback line. (Ord. No. 366, § 8, 5-22-1985)

Setback area, rear: The area bounded by the rear property line, the required rear setback line and the two side property lines that intersect the rear property line (or if the property has fewer than four sides, one side yard line and the front yard setback line). (Ord. No. 366, § 9, 5-22-1985)

Setback area, side: The area bounded by the front setback lines, the appropriate side property line(s), the rear setback line and the required side setback line(s). (Ord. No. 366, § 10, 5-22-1985)

Setback depth: The shortest distance between the property line and associated setback lines. (Ord. No. 366, § 11, 5-22-1985)

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Setback line, front: The interior boundary of the front setback area, being a straight line extending from side property line to side property line (or side property line to rear property line if the property has fewer than four sides) and located no closer (at no point along such line) to the front property line than the greater of:

- (1) The minimum front setback as specified by the appropriate zoning district requirements; or
- (2) That depth which will create the minimum lot width along the front setback line. (Ord. No. 366, § 12, 5-22-1985)

Setback line, rear: The interior boundary of the rear setback area being a line equidistant from the rear property line and extending from the side property lines (or a side property line and the front setback line if the property has fewer than four sides) at the minimum depth specified by the appropriate zoning district requirements. (Ord. No. 366, § 13, 5-22-1985)

Setback line, side: The interior boundary of a side setback area, being a line equidistant from the appropriate side property line(s) and extending from the front setback line to the rear setback line at a minimum depth as specified by the appropriate zoning district requirements. (Ord. No. 366, § 14, 5-22-1985)

Sign: The term "sign" shall include every sign, billboard, poster panel, freestanding ground sign, roof sign, projecting sign, pylon sign, illuminated sign, sign painted on a wall, window, marquee, awning or canopy, and shall include any announcement, declaration, demonstration, display, ribbon, banner, illustration or insignia used to advertise or promote the interests of any person when the same is placed in view of the general public traveling along a public street right-of-way. This definition includes those displays on doors and windows as well as those which are visible through doors and windows. However, this definition does not include displays on private property not readily visible from public street rights-of-way. (See Peachtree City sign ordinance)

Cross reference(s)—The "sign ordinance" is found in section 66-1 et seq. of the Code.

Special exception: A use which within certain districts specified by this ordinance is not permitted as a matter of right but which may be permitted by the city council in accordance with criteria as set forth in this ordinance.

Story: That portion of a building, not including a basement, between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and the ceiling next above it.

Street: A public way for traffic which may or may not be publicly owned.

Street access: A street intended to carry traffic between commercial uses and a major thoroughfare.

Street, private: A street that is privately owned and used in accordance with the wishes of the owner.

Street, public: A street that is used for travel by the general public, whether or not it is owned by a public agency.

Structure: Anything constructed or erected which requires a fixed location on the ground or which is attached to something having a fixed location on the ground.

Uses, conditional: Those uses that are permitted in a particular zoning district but only under certain specified conditions.

Uses, principal: The main purpose for which a zoning lot is intended and for which it may be used.

Variance: A modification of the terms of this ordinance granted by the city council in accordance with criteria as set forth in this ordinance.

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Vehicle, abandoned: A vehicle which does not bear a current license plate unless said vehicle is stored within a completely enclosed building or unless it is stored on a bona fide sales lot and is in a satisfactory operating condition. This definition does not include vehicles which are not intended to be operated on public streets or roads.

Villa, guest: A dwelling owned and operated within the city limits for the purpose of providing a temporary lodging for visiting employees or associated guests of the owner of the property. (Ord. No. 174(c), 1-25-1979)

Zoning administrator: The person who has been designated by the city council to administer the enforcement of this ordinance.

Zoning Decision. Such term shall be defined as set forth in O.C.G.A. § 36-66-3(4), as such statute may be amended.

(Ord. No. 1093, § 1, 4-2-2015)

Sec. 1201. Purpose.

The purpose of this section is to authorize variances from the terms of this ordinance as will not be contrary to the public interest so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. A variance is a request for relief from the provisions of the zoning ordinance. The power to grant a variance does not extend to use restrictions established within a particular zoning district

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1202. Application.

An application for a variance may be submitted only by the owner of the property for which a variance is desired or his authorized agent. Application requirements shall be as described herein.

Variances may be considered in all districts and shall only be granted upon showing that:

- (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.

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1203. Variance type.

The zoning administrator shall determine the type of variance required, and shall classify the request as:

- (a) Administrative variance.
- (b) Variance.

(Ord. No. 934, § 1, 2-21-2008; Ord. No. 1195 , § 1, 12-16-2021)

Sec. 1204. Administrative variance.

Review and approval of a request for an administrative variance shall be administered by a special administrative variance committee consisting of the zoning administrator, the city manager and a member of city council. Applications may be considered only if the following requirements are met:

- (a) The request pertains to either an existing zoning setback violation provided that the property owner making the request is not the same property owner who was responsible for the violation; or
- (b) The request is for a rear setback encroachment that would not exceed 50 percent of the required setback per the zoning district ordinance, provided that the following conditions are satisfied:
 - (1) The proposed structure uses similar building and roof materials, roof pitch, and color scheme as the primary structure; and
 - (2) The applicant provides written consent of the home owners' association, if applicable, and all property owners adjacent to the requested property; or

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- (c) The request is for a decrease of not more than 25 percent of the minimum building setback, provided that the property line in question and the associated building setback adjoins a publicly-owned property and there is no other possible location on the property that would accommodate the proposed building expansion without encroaching into the established building setback, provided that the following conditions are satisfied:
 - (1) The proposed structure uses similar building and roof materials, roof pitch, and color scheme as the primary structure; and
 - (2) The applicant provides written consent of the home owners' association, if applicable, and all property owners adjacent to the requested property; or
 - (d) The request is for a decrease of not more than 25 percent in the minimum number of parking spaces required by the city's parking ordinance' provided the applicant identifies on the site plan where this parking would be located if needed in the future; or
 - (e) The request is for an increase in the maximum height of a fence or wall; provided that:
 - (1) Such wall or fence is justified by reason of safety and security pertaining to pool barriers or other International Building Code standards as adopted by the city, and will not unduly prevent passage of light and air to adjoining properties and is not incompatible with the surrounding neighborhood; or
 - (2) Such greater height is justified for topographic reasons, and is not more than a 25 percent increase in maximum height standards per chapter 18 of this Code, and is not incompatible with the surrounding neighborhood.

In no case shall an administrative variance be granted from the conditions of approval imposed on a parcel through a zoning change granted by the city council.

In reviewing the application, the administrative variance committee shall analyze the application to determine whether granting the request would cause substantial detriment to other property owners in the surrounding area or would impair the purposes of the zoning ordinance. If it is found that the request is in conformance with these requirements and does not adversely affect the area, the administrative variance committee shall issue an official determination in writing approving the request. The property owner, the city clerk, and the building official shall be provided with a copy of this determination.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the administrative variance committee shall deny the appeal in writing, stating the reasons for the denial.

The administrative variance committee shall act on all appeals within 15 working days after the application is deemed complete by the zoning administrator.

If a request for an administrative variance is denied by the administrative variance committee, the property owner may appeal this decision to the city council in accordance with the procedures identified herein.

(Ord. No. 934, § 1, 2-21-2008; Ord. No. 1195 , § 2, 12-16-2021)

Sec. 1205. Reserved.

Editor's note(s)—Ord. No. 1195 , § 3, adopted December 16, 2021, repealed § 1205 which pertained to special exception variances and derived from Ord. No. 934, adopted February 21, 2008.

Sec. 1206. Variance.

A variance is recognized as having potential impact on the larger area and may affect enforcement of the zoning ordinance elsewhere in the city. A request for variance shall be reviewed by the zoning administrator, city staff (as applicable), and city council.

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1207. Review criteria.

In reviewing a request for a variance, the city council shall not grant the request unless all of the following findings can be made:

- (a) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- (b) The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;
- (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; and
- (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.
- (f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

If it is found that the request is not in conformance with these requirements or may possibly have an adverse effect on the surrounding area, the city council shall deny the request in writing, stating the reasons for the denial.

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1208. Filing procedure.

All ~~variance~~ applications for a variance, an appeal, a conditional use permit, or any other quasi-judicial decision shall be filed with the zoning administrator on forms provided by the zoning administrator.

Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

An application fee, as established within the city's schedule of fees, shall accompany each variance application.

Upon receiving an application, the zoning administrator shall have no less than ten working days to review the application for compliance with these requirements. Once the application is deemed complete, the zoning

administrator shall schedule public hearings with the planning commission and/or city council (as appropriate). Such hearings shall take place within 45 days after the application is deemed complete.

A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than ten days prior to a planning commission meeting and not less than ~~30~~15 days prior to a city council meeting, as appropriate.

A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear not less than ten days prior to a planning commission meeting and not less than ~~30~~15 days prior to a city council meeting, as appropriate.

At the public hearing, the applicant may appear in person or be represented by an agent or attorney.

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1209. Limitations on authority.

The authority and jurisdiction of individuals as provided herein shall be limited as outlined in the following. In exercising this jurisdiction, each individual shall have authority to determine whether it has jurisdiction.

- (a) There shall be no variances to permitted uses or accessory uses as specified in the zoning district regulations, administrative/use permit or conditions of approval imposed on a parcel through a zoning change granted by the city council.
- (b) There shall be no variances to the minimum lot area or the minimum district size requirements in each zoning district.
- (c) There shall be no variances to the minimum lot frontage on a street as required in designated zoning districts.
- (d) There shall be no modification to increase the density or change the use approved under the zoning case except as to allow the development of a conservation subdivision.
- (e) There shall be no modification to revise a site plan that, as determined by the planning commission and/or city council, results in a significant change in the approved concept.

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1210. Quasi-judicial hearing ~~Appeal~~ procedures.

Quasi-judicial hearings before~~Appeals to~~ the city council ~~based on decisions of the zoning administrator (administrative variance)~~ shall be filed with the city clerk in writing and shall clearly specify the grounds for the appeal ~~or, variance or permit~~. All documents constituting the record of the action which is being appealed shall be transmitted to the city council by the city clerk.

- (a) Action shall not be initiated ~~on the same appeal~~ by the same applicant more than once in every 12 months.
- (b) Any communication relative to an appeal will be regarded as information only until a proper application is filed with the city clerk.
- (c) An application fee, as established within the city's schedule of fees, shall accompany each request ~~for~~ appeal.

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- (d) ~~Before acting on any appeal,~~ the city council shall hold a public hearing as described herein prior to taking any action.
 - (e) The city clerk shall place notice of the time, place, and subject matter of the hearing in the newspaper of general circulation which serves as the legal organ for the city not less than 15 days prior to the hearing.
 - (f) The process of advertising the public hearing, holding the public hearing, and rendering a decision on the appeal shall not be unduly delayed.
 - (g) Public hearing procedures shall comply with those outlines in Section 2-38 Public hearings of the Peachtree City Code of Ordinances.

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1211. Appeals of city council decision ~~or action.~~

Any person or persons severally or jointly aggrieved by any decision by the City Council which constitutes a Quasi-Judicial Decision may be appealed in the Superior Court of Fayette County, Georgia, pursuant to the provisions of Title 5 of the Official Code of Georgia Annotated for review of lower judicatory bodies.~~on any appeal for variance may appeal such decision to the Superior Court of fayette County by writ of certiorari.~~

(Ord. No. 934, § 1, 2-21-2008)

Sec. 1301. Authority.

Whenever justified for the public good, the city council may undertake the necessary steps to amend this ordinance.

(Ord. No. 1188, § 1, 2-18-2021)

Sec. 1302. Procedures.

This ordinance, including the zoning map, may be amended from time to time, but no amendment shall be adopted except through the following procedure:

- (1) *Eligibility to initiate procedure.*
 - (a) An application for rezoning of property may be submitted only by the owner of said property or the owner's representative; in addition, a proposal for rezoning may be initiated by the city council;
 - (b) A proposal to amend the text of the zoning ordinance may be initiated only by the city council, except text amendments to specifically numbered LUR and LUC districts may be initiated by the property owner and follow the zoning map amendment hearing process;
 - (c) While any person may request that the city council initiate a proposal for rezoning or a proposal to amend the zoning ordinance, such a request must be adopted as an official proposal of that body before it can be forwarded to the next step in this procedure;
 - (d) A property owner may not apply for rezoning of the same parcel more often than once every six months; provided that a property owner, with the consent of the city council, may voluntarily withdraw the rezoning application once prior to the time same is acted upon by the city council, and the six-month waiting period shall not apply to a subsequent rezoning application for the same parcel; the "same parcel" is one which includes any portion of a parcel for which a rezoning application has been submitted previously; and
 - (e) If an application for rezoning is denied by action of the city council, then the same property may not again be reconsidered for rezoning until the expiration of at least six months immediately following said denial.
- (2) *Filing an application.*
 - (a) Rezoning applications shall be filed with the planning department on forms provided by the planning department. The planning department shall submit the application to the city council for review and recommendation. The proposals initiated by the city council shall proceed to the public hearing as required herein within section 1304.
 - (b) Any communication relative to an amendment request will be regarded as information only until a proper application is made in the form required.
- (3) *Fees.* The city council shall set the fees from time to time by resolution.
- (4) *Stay of permit.* No permit shall be issued for grading or construction on a parcel of land where a proposal for rezoning of said parcel has been initiated prior to submittal of an application for a permit.

(Ord. No. 415, 11-13-1986; Ord. No. 420, 1-8-1987; Ord. No. 1188, § 2, 2-18-2021)

Editor's note(s)—Ord. No. 420, adopted Jan. 8, 1987, amended §§ 1302—1304, to read as herein set out. Said ordinance also added § 1306, repealer and effective date, which has been omitted therefrom at the editor's discretion.

Sec. 1303. Reserved.

Editor's note(s)—Ord. No. 1188, § 3, adopted February 18, 2021, repealed § 1303 which pertained to planning commission hearings and derived from Ord. No. 420, adopted January 8, 1986.

Sec. 1304. Hearings, city council.

(1) *Public hearing.*

- (a) Except as provided in Sec. 1305 of this Ordinance, bBefore enacting an amendment to this ordinance, including the zoning map, the city council shall hold a public hearing thereon, at least 15 days but not more than 45 days' notice of the time, place and purpose of which shall be published in the newspaper of general circulation which serves as the legal organ for the city.

The notice for zoning map amendments shall include the location, present zoning classification, and proposed zoning classification of the property. A sign displaying the hearing date, present zoning classification, and proposed zoning classification shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date. In addition, at least 15 days prior to the holding of a public hearing under this section, a copy of the notice shall be sent by first class mail to all owners of property adjacent to the property considered for rezoning, and to all owners of property located within 200 feet of the property to be considered for rezoning. Property ownership shall be ownership as shown by the Fayette County Tax Digest for the year in which the zoning application is considered, and the city officials have no duty to inquire into ownership beyond that shown on said tax digest. As used in this section, the phrase "owners of adjacent property" means any owner of property that physically touches the property considered for rezoning.

- (b) The city council shall act on any amendment application as soon as possible, within 60 days from the date of the planning department's determination that the submitted application is complete and correct.
- (c) At a hearing before the city council, any party may appear in person or be represented by an agent or an attorney. Should the applicant or a representative of the applicant fail to appear at the public hearing, the council may take action on the proposed amendment or may continue the public hearing to another date. Should the applicant or a representative of the applicant fail to appear at a public hearing and the amendment be continued to another meeting, the applicant shall be responsible for any costs associated with re-advertising the notice of the public hearing.
- (d) The following factors, where relevant, shall be considered in evaluating a proposed change to the zoning map:
- (1) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
 - (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - (3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - (4) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

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

(2) Public hearing procedures shall comply with those outlined in Section 2-38 Public hearings of the Peachtree City Code of Ordinances

(Ord. No. 420, 1-8-1986; Ord. No. 499, 7-6-1989; Ord. No. 822, 12-18-2003; Ord. No. 823, 12-18-2003; Ord. No. 1188, § 4, 2-18-2021)

Editor's note(s)—There is no subsection 1304(2).

Sec. 1305. Changes pertaining to single-family residential uses of property.

If a zoning decision relates to an amendment of the zoning ordinance to revise one or more zoning classifications or definitions relating to single-family residential uses of property so as to authorize multi-family uses of property pursuant to such classification or definitions, or to grant blanket permission, under certain or all circumstances, for property owners to deviate from the existing zoning requirements of a single-family residential zoning, such zoning decision shall follow the procedures set forth in O.C.G.A. § 36-66-4(h), as the same may be amended, unless excepted from such procedures by said statute, in which event the procedures set forth in Section 1304 shall apply.

Sec. 13065. Changes in the zoning map.

Following final action by the city council, any necessary changes shall be made within 90 days to the zoning map.

Temporary notation shall be made within the next working day.

A written record of the type and date of such changes shall be maintained by the city clerk.

The zoning action shall become official once the temporary notations have been made to the zoning map.

(Ord. No. 200, 6-5-1980)

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE TO COMPLY WITH THE GEORGIA
ZONING PROCEDURES LAW AS UPDATED BY THE GEORGIA LEGISLATURE IN
HOUSE BILL 1405; ARTICLE XI DEFINITIONS TO ACCOUNT FOR QUASI-
JUDICIAL DECISIONS; ARTICLE XII VARIANCES AND APPEALS TO PROVIDE
ADDITIONAL NOTICE PERIOD; AND ARTICLE XIII AMENDMENTS TO PROVIDE
ADDITIONAL NOTICE AND HEARING PROVISIONS FOR CHANGES TO
ZONING ORDINANCES THAT REVISE SINGLE-FAMILY RESIDENTIAL
CLASSIFICATIONS TO AUTHORIZE MULTIFAMILY USES; TO PROVIDE RELATED
MATTERS; AND TO REPEAL CONFLICTING LAWS;
AND FOR OTHER PURPOSES**

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

Section 1. The Peachtree City Zoning Ordinance Appendix A, Article VI, Definitions add the following definitions:

Quasi-judicial decision: Decisions or hearing of the City Council pertaining to appeals of administrative decisions for permits, variances, special administrative permits, special exceptions, or conditional use permits. This term shall not include decisions or hearings pertaining to “Zoning Decisions” as such term is defined in O.C.G.A. §36-66-3(4), as such statute may be amended.

Zoning Decision: Such term shall be defined as set forth in O.C.G.A. §36-66-3(4), as such statute may be amended.

Section 2. The Peachtree City Zoning Ordinance Appendix A, Article XII, Section 1208 – Filing procedure, be replaced in its entirety as follows:

All applications for a variance, an appeal, a conditional use permit, or any other quasi-judicial decision shall be filed with the zoning administrator on forms provided by the zoning administrator.

Any communication relative to a variance request will be regarded as information only until a proper application is made in the form required.

An application fee, as established within the city's schedule of fees, shall accompany each variance application.

Upon receiving an application, the zoning administrator shall have no less than ten working days to review the application for compliance with these requirements. Once the application is deemed complete, the zoning administrator shall schedule public hearings with the planning commission and/or city council (as appropriate). Such hearings shall take place within 45 days after the application is deemed complete.

A sign displaying the hearing date and the nature of the hearing shall be placed in a conspicuous location on the property not less than ten days prior to a planning commission meeting and not less than 30 days prior to a city council meeting, as appropriate.

A notice of the public hearing date and the nature of the hearing shall be published in the newspaper of general circulation which serves as the legal organ for the city. The newspaper notice shall appear not less than ten days prior to a planning commission meeting and not less than 30 days prior to a city council meeting, as appropriate.

At the public hearing, the applicant may appear in person or be represented by an agent or attorney.

Section 3. The Peachtree City Zoning Ordinance Appendix A, Article XII, Section 1210 – Quasi-judicial hearing procedures, shall be replaced in its entirety as follows:

Quasi-judicial hearings before the city council shall be filed with the city clerk in writing and shall clearly specify the grounds for the appeal or variance. All documents constituting the record of the action which is being appealed shall be transmitted to the city council by the city clerk.

- (a) Action shall not be initiated by the same applicant more than once in every 12 months.
- (b) Any communication relative to an appeal will be regarded as information only until a proper application is filed with the city clerk.
- (c) An application fee, as established within the city's schedule of fees, shall accompany each request.
- (d) The city council shall hold a public hearing as described herein prior to taking any action.
- (e) The city clerk shall place notice of the time, place, and subject matter of the hearing in the newspaper of general circulation which serves as the legal organ for the city not less than 15 days prior to the hearing.
- (f) The process of advertising the public hearing, holding the public hearing, and rendering a decision on the appeal shall not be unduly delayed.
- (g) Public hearing procedures shall comply with those outlines in Section 2-38 Public hearings of the Peachtree City Code of Ordinances.

Section 4. The Peachtree City Zoning Ordinance Appendix A, Article XII, Section 1211 – Appeals of city council decision, shall be replaced in its entirety as follows:

Any person or persons severally or jointly aggrieved by any decision by the City Council which constitutes a Quasi-Judicial Decision may be appealed in the Superior Court of Fayette County, Georgia, pursuant to the provisions of Title 5 of the Official Code of Georgia Annotated for review of lower judicatory bodies.

Section 5. The Peachtree City Zoning Ordinance Appendix A, Article XIII, Section 1304 – Hearings, city council, shall be replaced in its entirety as follows:

(1) *Public hearing.*

- (a) Except as provided in Sec. 1305 of this Ordinance, before enacting an amendment to this ordinance, including the zoning map, the city council shall hold a public hearing thereon, at least 15 days but not more than 45 days' notice of the time, place and purpose of which shall be published in the newspaper of general circulation which serves as the legal organ for the city.

The notice for zoning map amendments shall include the location, present zoning classification, and proposed zoning classification of the property. A sign displaying the hearing date, present zoning classification, and proposed zoning classification shall be placed in a conspicuous location on the property not less than 15 days prior to the hearing date. In addition, at least 15 days prior to the holding of a public hearing under this section, a copy of the notice shall be sent by first class mail to all owners of property adjacent to the property considered for rezoning, and to all owners of property located within 200 feet of the property to be considered for rezoning. Property ownership shall be ownership as shown by the Fayette County Tax Digest for the year in which the zoning application is considered, and the city officials have no duty to inquire into ownership beyond that shown on said tax digest. As used in this section, the phrase "owners of adjacent property" means any owner of property that physically touches the property considered for rezoning.

- (b) The city council shall act on any amendment application as soon as possible, within 60 days from the date of the planning department's determination that the submitted application is complete and correct.
- (c) At a hearing before the city council, any party may appear in person or be represented by an agent or an attorney. Should the applicant or a representative of the applicant fail to appear at the public hearing, the council may take action on the proposed amendment or may continue the public hearing to another date. Should the applicant or a representative of the applicant fail to appear at a public hearing and the amendment be continued to another meeting, the applicant shall be responsible for any costs associated with re-advertising the notice of the public hearing.
- (d) The following factors, where relevant, shall be considered in evaluating a proposed change to the zoning map:
- (1) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
 - (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - (3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - (4) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - (5) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and
 - (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.

(2) Public hearing procedures shall comply with those outlined in Section 2-38 Public hearings of the Peachtree City Code of Ordinances

Section 6. The Peachtree City Zoning Ordinance Appendix A, Article XIII, Section 1305 – Changes to the zoning map shall be renumbered to Section 1306.

Section 7. A new section shall be inserted into The Peachtree City Zoning Ordinance Appendix A, Article XIII, Section 1305 and shall be titled, “Changes pertaining to single-family residential uses of property.” The following shall be the text for this section:

If a zoning decision relates to an amendment of the zoning ordinance to revise one or more zoning classifications or definitions relating to single-family residential uses of property so as to authorize multi-family uses of property pursuant to such classification or definitions, or to grant blanket permission, under certain or all circumstances, for property owners to deviate from the existing zoning requirements of a single-family residential zoning, such zoning decision shall follow the procedures set forth in O.C.G.A. § 36-66-4(h), as the same may be amended, unless excepted from such procedures by said statute, in which event the procedures set forth in Section 1304 shall apply.

Section 8. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 9. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 10. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 15th day of June, 2023

Kim Learnard, Mayor

Phillip E. Prebor, Mayor Pro Tem

Mike King, Post 2

Clinton Holland, Post 3

Frank Destadio, Post 4

Attest:

Yasmin Julio, City Clerk