



CITY COUNCIL OF PEACHTREE CITY
REVISED REGULAR MEETING AGENDA
MARCH 17, 2022
6:30 p.m.

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

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Moment of Silence
 - IV. Announcements, Awards, Special Recognition
 - V. Public Comment
 - VI. Agenda Changes
 - VII. Minutes
 - March 3, 2022, Regular Meeting Minutes
 - March 3, 2022, Executive Session Minutes
 - VIII. Consent Agenda
 - 1. FY-22 Budget Amendment- Tree Removal Contractual Service Expense
 - 2. FY-21 Budget Amendment- KPTCB & Hotel/Motel
 - IX. Old Agenda Items
 - X. New Agenda Items
 - 03-22-05 Consider IMS Street Rating Proposal (Miller)
 - 03-22-06 Payoff of GEFA and GTIB Loans (Salvatore)
 - 03-22-07 Resolution in opposition of HB 1093, SB 494 and in opposition of other limitations on a city's authority to make housing, land use and zoning decisions within a local government's geographical boundaries. (Learnard)
 - XI. Public Hearings
 - 03-22-08 Variance – Side Setback – 414 Hampton Green (Cailloux)
 - XII. Council/Staff Topics
 - 1. FY 2022-2023 Budget Calendar (Salvatore)
 - 2. Noise Ordinance Review (Cailloux)
 - XIII. Executive Session
 - XIV. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, March 3, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, March 3, 2022. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Gretchen Caola, Frank Destadio, Mike King, and Phil Prebor.

Announcements, Awards, Special Recognition

None

Public Comment

Suzanne Brown stated that the district lines for the State House of Representatives had been redrawn due to population changes, and Peachtree City's districts had been affected. The primary elections were in May, and she urged residents to become familiar with the candidates before it was time to vote. The southeastern part of the city would be moving from District 72 to District 74, while District 72 would add voters from other parts of the city and become District 73. District 68 would get the far northeast corner of Peachtree City, and it included areas of south Fulton County. Updated information was available through the Georgia Secretary of State's website.

Keith Larson said the City and Southern Conservation Trust (SCT) formalized the creation of the Flat Creek Nature Area with a lease in 1997 with no requirement for the City to reimburse the Trust for any services provided. Now, SCT had announced it was ending the lease due to an impasse on reimbursement from the City. The Trust's initial stewardship of 513 acres had increased over the years to 623 acres without financial compensation.

In 1992, the Comprehensive Plan established the objective of developing a nature area and boardwalk trail in the Flat Creek wetlands. The SCT was organized in 1993 to operate the Flat Creek Nature Area and provide education programs. The Trust obtained funding from Fayette County as a condition of its permission to build Lake Horton. The SCT had worked to meet the Comprehensive Plan's goals by providing services the City could not provide in 1992, nor today, Larson continued. The Trust could no longer balance revenues and expenses and could no longer provide services to the City for free. Green spaces were top priorities for residents, and he urged Council not to be penny wise and pound foolish and come to an acceptable agreement with SCT.

Agenda Changes

None

Minutes

King moved to approve the February 17, 2022 Council Meeting and Executive Session minutes. Prebor seconded. Motion carried unanimously.

Consent Agenda

- 1. FY-22 Budget Amendment- Donation for Father/ Daughter Dance**
- 2. FY-22 Budget Amendment – Convention and Visitors Bureau**
- 3. L.O.S.T. 2023 Certificates of Distribution**
- 4. Motor Grader Replacement and LeeBoy Brand Name Approval**
- 5. Storage Replacement (Production and Backup)**

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

Old Agenda items

None

New Agenda items**03-22-01 Master Lease Agreement- Capital Equipment (Salvatore)**

Financial Services Director Paul Salvatore explained this master lease agreement was essentially a revolving line of credit for capital equipment purchases that provided a low, tax-exempt interest rate for governments. The Internal Revenue Service (IRS) required the lease agreement be renewed every few years. The City would make annual draws from the funds every year, based on the five-year capital improvement plan (CIP). The terms on those loans were for five years, which meant that one dropped off and one was added every year. That allowed them to spread out the costs of these purchases and also minimized the legal fees of borrowing.

Raymond James and Associates, the City's financial advisors, sent out proposals to 17 banks that did this type of agreement, and three responded. Banc of America Public Capital Corporation, the institution the current master lease agreement was with, submitted the most favorable proposal. The interest rate was based on an indexed formula, and, if they did a draw today, the interest rate would be 1.53%. When closing costs were factored in, that interest rate went to 1.69%. It would probably be different when they did their first drawdown, which would cover this fiscal year. The agreement would run through fiscal year 2025, so it was for four years, Salvatore noted. The first drawdown was anticipated for September and would be about \$2.7 million.

He showed the list of the equipment purchases for the next four years in the CIP. Some of the public safety equipment would come off if it was listed as a Special Purpose Local Option Sales Tax (SPLOST) project on the upcoming ballot. They would not be obligated to purchase those items through the lease agreement but could still maintain the total amount and draw from it if the money was needed.

The closing was scheduled for Thursday, March 17, and Salvatore said there was a resolution in the meeting packet. If they adopted it, it would allow them to sign all necessary documents.

Prebor moved to approve the authorizing resolution to accept the proposal from Banc of America Public Capital Corp for the four-year master lease agreement for capital equipment financing. Destadio seconded. Motion carried unanimously.

03-22-02 Reclassify Purchasing Agent Position to Purchasing Manager within the Finance Department

Director of Human Resources and Risk Management Ellece Brown said the recent compensation study done by Management Advisory Group gave them the opportunity to re-evaluate the purchasing function and how those responsibilities were divided. They found that the Financial Services Director was performing several of those duties, and it became clear that the better title for the position would be Purchasing Manager rather than Purchasing Agent because the Agent title was too broad for the responsibilities.

In 2020, Brown explained, they went through a reduction in force and a reclassification of positions, and the Purchasing Agent position was changed from full-time, 40 hours a week, to a modified full-time, 30 hours a week position. During the 18 months that had been in place, they had determined that the reduced schedule had not been efficient for the department. It was needed full-time.

If approved, this position would have additional responsibilities, such as the lease finance processes and support of the accounts payable function. Brown said Council had been provided with a job description for the Purchasing Manager. Even though the Manager position would be one salary grade lower, there would be an additional cost of \$14,282 due to the increase in hours. That would be funded through administrative contingency funds.

Caola asked if this position was already filled? Brown said it was: they were just taking it from part-time to full-time.

Destadio moved to approve New Agenda item 03-22-02, Reclassify Purchasing Agent Position to Purchasing Manager within the Finance Department. King seconded. Motion carried unanimously.

Public Hearing

03-22-03 New Alcohol License – Super Chix – 401 City Circle #1640

City Clerk Yasmin Julio said the applicant, Missy Moon, was opening a new restaurant at 401 City Circle, Suite 1640. The applicant and the business location met all requirements of the alcohol ordinance. She said the standards of the City Council in deciding whether to deny or grant a license should include whether, in the best judgment of Council, the applicant, based on all the information obtained in the application process, possessed the quality of sound judgment and discretion necessary for one who dispensed alcohol beverages in the public generally. All applicants meeting the ascertained standards of this chapter would be granted a license, or licenses, requested upon hearing. The Council, in applying the facts of the licensing criteria, would act in a judicial capacity. If the application was denied, the reasons should be stated in writing and entered into the minutes, Julio stated.

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

King confirmed that a background check was done.

Prebor recalled that alcohol license approvals used to be on the Consent Agenda and wondered what had changed. Julio said the State required a public hearing.

Destadio asked if the applicant was related to Police Chief Janet Moon? and the Chief said she was not.

King moved to approve the item 03-22-03 New Alcohol License, Super Chix, 401 City Circle #1640. Prebor seconded. Motion carried unanimously.

03-22-04 New Alcohol License – The Walnut Tavern – 361 Hwy 74 N

The applicant, Mathew McKinney, was formerly the license holder for Revolution at the same location, 361 Highway 74 North, Julio stated. This was a new restaurant and a new business model. The applicant and the business location met the ordinance requirements and should be granted a license, she noted.

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

Prebor moved to approve item 03-22-04, New Alcohol License, The Walnut Tavern, 361 Hwy 74 North. King seconded. Motion carried unanimously.

03-22-05 Sign Ordinance Update

Planning and Development Director Robin Cailloux said the sign ordinance was last revised in 2011. There was a Supreme Court decision in 2015 that had some impact on signage in general. Because of these events and some ongoing litigation, it was a good time to update and revamp the sign ordinance.

The City hired an attorney who was an expert in sign regulations. She recommended Council issue a moratorium on new sign permits, which they did on January 20, 2022. That would expire the following day, Cailloux noted. The City Attorney and the sign attorney drafted the ordinance and worked with staff to review and refine it. There was a public workshop at the Planning Commission meeting on February 14, and this was the public hearing.

Cailloux said she wanted to be clear that there were no changes proposed to the number or size of permitted signs or to the design requirements. This was just a revision to get a legally sound ordinance.

Major changes included incorporation of the least restrictive means test, which was done through a minor edit to the text that had no impact on how staff actually applied the ordinance. The update removed the statement that prohibited all signs not specifically given permission. Also, the 2015 Court decision said they could not create a class of signage based on content. Previously, the ordinance allowed non-commercial messages more rights than commercial messages. They had deleted all that language and were treating all signs the same.

Minor changes included updates that staff brought up, such as allowing digital signage to indicate fuel prices at gas stations. The ordinance currently called for replaceable numbers, but those were no longer manufactured. Digital menu boards at drive-thrus would be permitted. They were also codifying some established practices, such as the high school graduation banners that were placed every spring at the entrances to many subdivisions. Those were being made very explicitly a permitted right, Cailloux said. Signs required by the Occupational Safety and Health Administration (OSHA) and State-required signs would be codified, as well.

The Mayor opened the public hearing. No one wished to speak in favor. In opposition, Michael Secor asked if the ordinance would affect individual neighborhood requirements? He said his neighborhood prohibited commercial signs in yards and restricted the size of other signs.

Cailloux told him this would have no effect on homeowners association (HOA) regulations.

No one else wished to speak, and Learnard closed the public hearing.

King said he believed they had enough information, and Destadio remarked they had all had a chance to meet with Cailloux and go over the changes.

Destadio moved to approve item 03-22-05, Sign Ordinance Update. King seconded. Motion carried unanimously.

Council/Staff Topics

City Manager Jon Rorie related that he left his fire service career behind about 10 years ago and came to Peachtree City with the idea that he could develop professionally and, in the long run, compete for a city manager's job somewhere. He planned on staying for five years, but here he was today in the 11th year of that five-year plan. Rorie said it had been one challenge and opportunity

after another, and he had served with wonderful people, some now retired or deceased, who had contributed to his growth, both professionally and personally.

He said it was difficult to leave after just over a decade, but he believed they all—current and past staff and Council, as well as citizens—had worked as partners to leave the city better than they found it. It was a difficult decision, he said, but he would be retiring from Peachtree City on April 29. Coming to Peachtree City, Rorie stated, was one of the best decisions he had made in his career, and it had truly been his pleasure. He still enjoyed getting up every day and trying to make a difference and hoped he would continue doing that. Rorie said he wanted to sincerely say "thank you."

With that, King commented, they had a significant pair of shoes to fill. He said he was grateful to Rorie not only professionally, but as a friend as well. They had been through some tough times and some great times. Rorie was responsible for so many projects, such as the MacDuff Parkway bridge, the dam, Drake Field, the 2017 SPLOST referendum, the success of which he attributed to Rorie. He hated to see him leave, although they had known about his intended departure for about a year.

King charged Rorie with getting the human resources office ramped up to find a replacement. It would not be easy, and it might be the middle of July before Rorie was replaced, King estimated. He noted that Brown would be spearheading the search, and Council would make the selection.

For the interim manager, Prebor said, they had talked about hiring someone who did not want the job permanently. Maybe it could be a retired city manager from somewhere. King said that would be part of Brown's task, and he agreed it should be a retired person who did not want the job. There were a few names that had come up, some local, some not. Destadio said the company they had been talking about could provide names of people who might serve on a temporary basis. King said that would also have to come before Council.

Learnard noted they still had two more months but told Rorie they wished him and his family well. Destadio congratulated him on his retirement, even though he would not officially be retiring.

King moved to adjourn to executive session at 7:05 p.m. to discuss personnel. Prebor seconded. Motion carried unanimously.

Destadio moved to reconvene in regular session at 8:04 p.m. King seconded. Motion carried unanimously.

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

The meeting adjourned at 8:04 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Justin Strickland, Assistant City Manager/Public Works Director
Paul J. Salvatore, Financial Services Director 
Kelly Bush, Assistant Finance Director 

DATE: March 14, 2022

SUBJECT: Budget Amendments FY2022
March 17, 2022 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment to the FY2022 budget resolution.

Discussion:

The attached budget amendment is requesting an increase to Public Works Contractual Services to remove fallen trees/limbs from the greenbelt adjacent to Peachtree Parkway North. The cost is estimated to be ~\$50,000/mile for a total of ~\$150,000 for the three miles between Hwy 54 and SR 74. The attached Budget Amendment will increase the Public Works Contractual Service Expense Budget for tree removal by \$150,000 with the funding from the General Fund Reserve.

Budget Impact:

The proposed budget amendment will increase both the revenues and the expenditures of the FY 2022 General fund budget by \$150,000 with the revenue coming from reserves.

Attachments
Budget Amendment

kbb/Council Reports/Budget Amendments for FY2022

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22.15

DATE 03/17/2022

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to allocate additional funds for tree removal services.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

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

DATE: March 10, 2022

SUBJECT: Budget Amendment – Fiscal Year 2021
March 17, 2022 City Council Consent Agenda

Recommendation:

Approve the attached budget amendments to amend the 2021 budget resolution.

Discussion:

Attached please find budget amendment 21-24 for fiscal year 2021 submitted for your approval. This budget amendment is housekeeping in nature and is necessary to prepare for the annual audit and to issue financial statements for the fiscal year ended September 30, 2021.

Budget Impact:

The proposed budget amendment increases both revenue and expenses in the Keep Peachtree City Beautiful and the Hotel/Motel Funds.

If you have any questions, please do not hesitate to contact either Paul Salvatore or Kelly Bush.

Thank you for your attention to this matter.

Attachments

kbb/Reports to Council/Budget Amendments FY2021

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

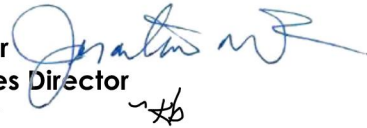
TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager
Paul Salvatore, Financial Services Director
Angela Egan, Purchasing Agent

FROM: Jonathan Miller, El Civil Engineer

DATE: March 9, 2022

SUBJECT: Consider IMS Street Rating Proposal
March 17, 2022 City Council Meeting



Recommendation:

That City Council accept the Street Rating Proposal from IMS (Infrastructure Management Services) for the amount of \$113,861.00.

Discussion:

The City has used IMS as a professional service previously in the fall of 2017 for pavement analysis, asset collection, and paving budget development. The pavement analysis has a 5 year usable life cycle for modeling pavement conditions, therefore a new analysis is needed in 2022. The proposal will include analysis on 198 centerline miles, an increase of approximately 5 miles due to subdivision build outs and annexations completed after 2017. In addition, asset collection (signs, pavement markings, curb/gutter) is included in the proposal.

The IMS pavement analysis has enabled the city to develop yearly paving plans and efficiently spend funds for paving. It is estimated that the City will have spent approximately 25.5 million (SPLOST and GF) from 2018 to the end of 2022 on paving. The IMS proposal will enable the city to continue maintaining the roadways for the next 5 years.

Staff is recommending approval of IMS to perform this service again because staff is satisfied with their previous work, technical support and rating/forecasting program.

Budget Impact:

There are sufficient funds available in the SPLOST Program Street resurfacing project.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

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

DATE: March 9, 2022

SUBJECT: Budget Amendment – Fiscal Year 2022
March 17, 2022 New Agenda Item

Recommendation:

Approve the attached budget amendment 22-14 amending the fiscal year 2022 Budget Resolution.

Discussion:

Attached please find budget amendment 22-14 to allocate Funds for the early retirement of debt. This will allow us to retire the Georgia Environmental Finance Authority (GEFA) and the two Georgia Transportation Infrastructure Bank (GTIB) loans early, saving approximately \$117,702.96 in total interest. The individual payoff amount and interest savings information is:

Georgia Environmental Finance Authority – for the Lake Peachtree Dam/Spillway

- \$2,262,556.11 payoff with \$64,720.13 in interest savings

Georgia Infrastructure Transportation Bank – for SR 54 at MacDuff Intersection Improvements

- \$394,251.50 payoff with \$25,807.88 in interest savings

Georgia Infrastructure Transportation Bank – for SR 54 at Planterra Way Intersection Improvements

- \$415,135.02 payoff with \$27,174.95 in interest savings

Budget Impact:

The proposed budget amendment will allocate \$2,859,818 from Debt Service cash that is specifically reserved for future payments of these loans, to the individual loan accounts for the early retirement of debt.

Attachments

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22.14

DATE 03/17/2022

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to allocate Funds for prepayment of debt.

Entered

Approved

COUNTY OF FAYETTE
CITY OF PEACHTREE CITY

RESOLUTION #2022-01

A RESOLUTION OF THE CITY COUNCIL OF PEACHTREE CITY OPPOSING HB 1093 AND SB 494 AND OPPOSING LIMITATIONS ON A CITY'S AUTHORITY TO MAKE HOUSING, LAND USE AND ZONING DECISIONS WITHIN A LOCAL GOVERNMENT'S GEOGRAPHICAL BOUNDARIES

WHEREAS: The City Council of Peachtree City ("Council") has reviewed HB 1093 and SB 494 ("Bills"), currently being considered in the Georgia General Assembly; and

WHEREAS: The Bills would prohibit local governments from addressing newly developed corporate rental subdivisions through any regulation, restriction or condition that is not the same for single-family residential areas; and

WHEREAS: The Bills are aimed at allowing unlimited access for corporations to develop "build to rent" subdivisions which vary greatly in price, quality, management and tenant protections; and

WHEREAS: The Council opposes the Bills for a number of reasons, including the fact that the Georgia Constitution recognizes zoning and land use decisions are core functions of local governments, and housing is a large component of those decisions; and

WHEREAS: Local elected officials are responsible for ensuring affordable, predictable housing options within their respective communities; and

WHEREAS: Such housing and land use decisions are best made at the local level through comprehensive planning and citizen input; and

WHEREAS: To ensure vibrant and sustainable communities, local governments require flexibility to decide what is appropriate for their community's neighborhoods; and

WHEREAS: Home ownership is a financial asset that historically has been affordable to all economic levels; and

WHEREAS: Rising costs in construction, land and materials are pushing the reality of home ownership further from the reach of more and more Americans, particularly young families; and

WHEREAS: Home ownership and the growing equity value it provides is a source of capital for families to start businesses, send children to college, build retirement nest eggs, provide financial resources during financial emergencies, offer an asset to provide services such as assisted living or nursing care or cover a myriad other financial and economic resources to weather life challenges; and

WHEREAS: These and other benefits are why preserving opportunities for homeownership has long been a high priority of public policy in the United States; and

WHEREAS: Good public policy requires a balance of housing options to meet individual needs; however, the Bills remove local decision making from the type and mix of housing available; and

WHEREAS: The superiority of local determination of the type of housing available in a community is one reason why local governmental control of zoning and land use is enshrined in Georgia's State Constitution; and

WHEREAS: The removal of local oversight and the negating of local policy goals inherent in the Bills allows outside forces to determine the type of housing available in a community with no need to work with existing community stakeholders wishing to have a voice in the process; and

WHEREAS: Protecting property rights is an important component of good public policy, but good public policy also takes into consideration the property rights, property values and the neighborhood characteristics that purchasers relied on when investing their lifesavings in their current home.

NOW, THEREFORE BE IT RESOLVED THAT:

The City Council of the City of Peachtree City, Georgia, hereby objects to and opposes any legislation or act limiting a local government's authority to make land-use and zoning decisions within its geographical boundaries; and

BE IT FURTHER RESOLVED THAT:

A copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing Peachtree City, and made available for distribution to the public and the press.

SO RESOLVED, this 17th day of March, 2022.

Kim Learnard, Mayor

Phillip E. Prebor, Post 1

Mike King, Post 2

Gretchen Caola, Post 3

Frank Destadio, Post 4

ATTEST: _____
Yasmin Julio, Clerk

(SEAL)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 

FROM: Robin Bechtel Cailloux, AICP 
Planning and Development Director

DATE: March 9, 2022

SUBJECT: Public Hearing: Consider Variance Request, R-12 Zoning side setback requirement, 414 Hampton Green
March 17, 2022 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the side setback requirement [Section 1001.4(h)] of the R-12, One-Family Residential zoning district which requires a minimum side building setback of 10 feet. The Applicant proposes to construct a golf-cart garage, encroaching into the side setback by approximately 4.5 feet. The existing home is in compliance with other R-12 setbacks.

As part of the application, the Applicant has included a justification narrative, site plans/plat showing the proposed improvement in relation to the side property line, rendering of the golf cart garage, and letters from all adjacent property owners.

Variance Consideration

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

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

Variance Criteria

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

414 Hampton Green Variance Request

Page 2

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

Staff Comment: There are no special circumstances are applicable to the property.

- (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;*

Staff Comment: No evidence of practical difficulties or unnecessary hardship was presented as part of the application.

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

Staff Comment: Rather than creating a second driveway and building the garage at the rear of the home, the applicant would like to add the golf cart garage on the same side of the house as the garage.

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

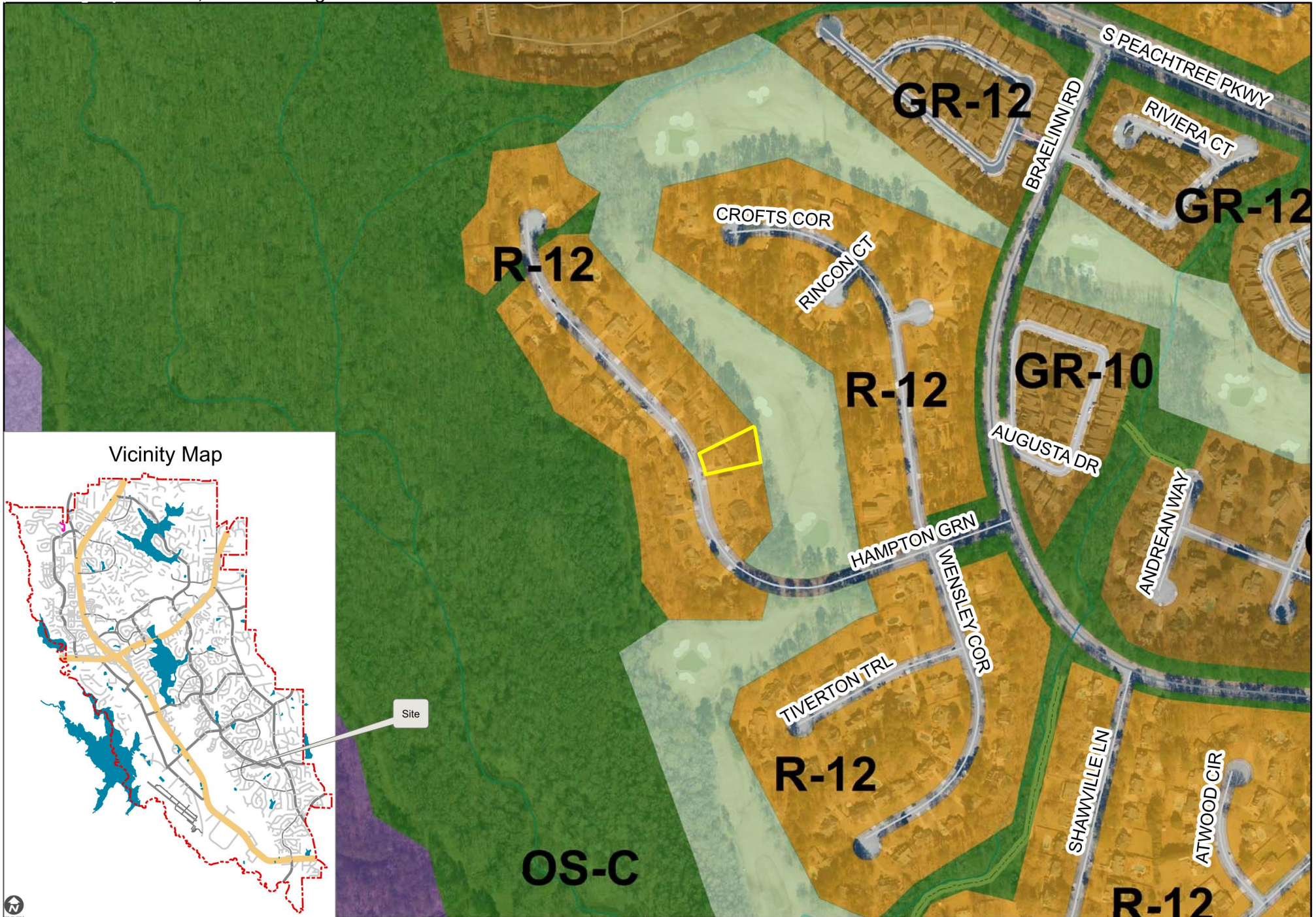
Staff Comment: Granting this variance would constitute the granting of a special privilege inconsistent with the setback requirements on other property in the same zoning district.

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

Staff Comment: Granting of a variance in this case would not be detrimental to public health, safety, or general welfare. The applicant has the support of adjoining property owners that would be most impacted should the addition be constructed as proposed.

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

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages the protection of the character of existing neighborhoods as well as the redevelopment and reinvestment within neighborhoods.



February 8, 2022

City of Peachtree City
153 Willowbend Road
Peachtree City, GA 30269

Re: Variance Application
414 Hampton Green, Peachtree City, GA 30269

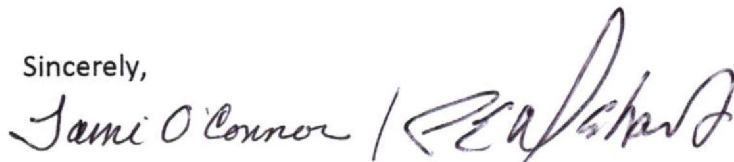
To Whom It May Concern:

Enclosed please find the variance application for 414 Hampton Green, Peachtree City, GA 30269. Our home is in the Hampton Corners subdivision which does not have a home owners association. Being newly married, we've come to the conclusion that we need more space! On that note, we would like to add a small golf cart garage so we can both park in the existing garage.

We enlisted the help of Allen Ballew, General Contractor, 175 Paul a Drive, Tyrone, GA 30290 to prepare the blueprint with dimensions. His website is www.abgc.com and he can be reached 740-649-1351 or abgcfohio@gmail.com. We've also consulted via email with Paul Hardy, Building Official for South Atlanta. Materials used for this project include a metal garage door with a combination of hard-plank and brick material for the exterior. No windows are planned for this project. The new variance request is for a 4.5' encroachment. We should also be within the 5' distance to the property line so there are no major concerns about the fire code.

Once approved, we will of course request a permit and submit drawings or paperwork to the proper departments before moving forward. Thank you for considering our variance application.

Sincerely,

A handwritten signature in black ink, appearing to read "Tami O'Connor / Paul Neuhart". The signature is written in a cursive, flowing style.

Tami O'Connor & Paul Neuhart

**koons wood
moore shimshick**

consulting engineers • surveyors • planners

P.O. BOX 2627
487-9805
GEORGIA
PEACHTREE CITY
30269
487-9220

HAMPTON GREEN 50' R/W

LOT 38
HAMPTONS CORNER

ARC = 80.00'

946.97' TO THE R/W
OF CRAFTS CORNER

N 66°24'30" E

42'

S 77°24'01" W

186.16'

ABERDEEN BUILDERS

PREPARED FOR

PROPOSED
HOUSE
SITE

GAUGE
ADDITION
7 1/2' 15'

(39)

191.48'

S 40°47'41" E
24.77'

94.37'

E 92°20'60" S

(38)

18,924 S.F.
0.43 Ac.

92.1'

(37)

LAND LOT: 41
DISTRICT: 6TH
COUNTY: FAYE
SCALE: 1" = 20'
DATE: 9-23-86
REV. 10/12/88



Picture
on the way

BRICK
FRONT

7 1/2"
6 7/8"

