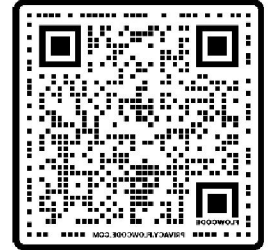




CITY COUNCIL OF PEACHTREE CITY
REVISED MEETING AGENDA
FEBRUARY 16, 2023
6:30 p.m.

Peachtree City
Mayor & 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



- I. Call to Order
- II. Pledge of Allegiance and Moment of Silence
- III. Announcements, Awards, Special Recognition
- IV. Public Comment
- V. Agenda Changes
- VI. Minutes
February 2, 2023, Regular Meeting Minutes
- VII. Consent Agenda
 - 1. Award 130 Braelinn Court Stormwater Pipe Replacement
 - 2. Award North Peachtree Parkway Drainage Improvements
 - 3. FY23 Budget Amendment – Insurance Reimbursement – Medic 82 repairs
 - 4. FY23 Budget Amendment- Sponsorship Acceptance- Father/Daughter Dance
- VIII. Old Agenda Items
- IX. New Agenda Items
 - 02-23-04 FY23 Budget Amendment- American Rescue Plan Funds Reallocation (Curnow)
 - 02-23-05 Ordinance #1206- City Council Meeting Procedures and Rules (Curnow)
 - 02-03-06 Redistricting Voting Precincts County-wide (Resident S. Brown)
- X. Public Hearings
 - 02-23-07 Ordinance #1207 - Reinstating the Planning Commission Public Hearing (Cailloux)
 - 02-23-08 Variance Request – 319 N. Peachtree Parkway – Front Yard Fence Requirements (Cailloux)
 - 02-23-09 Variance Request- Westpark Walk Shopping Center Signage (Cailloux)
- XI. Council/Staff Topics
- XII. Executive Session
- XIII. 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, February 2, 2023
6:30 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, February 2, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Announcements, Awards, Special Recognition

City Manager Robert Curnow recognized Assistant City Manager Justin Strickland for his selection by Georgia Forward as one of 45 promising professionals to serve in its Young Gamechangers Leadership Action program.

Public Comment

In 2022, Fayette County conducted elections for Peachtree City, said Suzanne Brown, noting that it was supposed to cost between \$80,000 to \$100,000, but instead cost \$133,000. Brown commented that many Georgia cities ran their own elections. With hand-counted paper ballots, she remarked, it would be cheaper, and she urged Council and a citizen committee to conduct a feasibility study.

Carol Lynn Frow said she worked as a poll watcher in Peachtree City many times and was appalled by what she termed the "I don't care attitude" of the Fayette County Elections Board this year. She expressed concerns about inadequate signage for Peachtree City voters, scanners not working, long lines, and a lack of computers. She said this most recent election was fraught with inadequate personnel, equipment, and supervision of the process, noting that she saw poll watchers assisting voters. It was reported, she added, and nothing was done.

Agenda Changes

Holland moved to take out item 1 in the Consent Agenda for further discussion. Destadio seconded. Prebor asked "Why?" and Holland said he wanted to discuss it. The motion failed 2-3, with Holland and Prebor voting in favor, and Destadio, Learnard, and King voting against. Learnard clarified that it would remain in the Consent Agenda.

Minutes

January 18, 2023, Special Called Workshop Minutes

January 19, 2023, Regular Meeting Minutes

January 19, 2023, Executive Session Minutes

King moved to approve the January 18, 2023, Special Called Workshop Minutes, the January 19, 2023, Regular Meeting Minutes, and the January 19, 2023, Executive Session Minutes. Prebor seconded. Motion carried unanimously.

Consent Agenda

1. Design of State Route 54/74 Upgrades

2. Award purchase of Storage Replacement (Production and Backup) to CPAK Technologies

King moved to approve Consent Agenda items 1 and 2. Prebor seconded. Motion carried 4-1, with Prebor, Destadio, Learnard, and King voting in favor, and Holland voting against.

Old Agenda items

01-23-04 Acceptance of the GMC Proposal for Professional Services for the Unified Development Ordinance (UDO)

Planning and Development Director Robin Cailloux stated the Unified Development Ordinance (UDO), as mentioned at the previous Council meeting, was a document that compiled the various development ordinances that were sprinkled throughout the zoning code. The consultant that they would contract with would help them review outdated standards, identify conflicts that might exist, and manage the public participation process. She assured Council there would be no changes made in the ordinance without their approval.

It would be a 12-to-18-month process, beginning with data collection. There would be a kickoff meeting and stakeholder interviews; a steering committee appointed by Council would be onboarded by the consulting team.

Drafts would be reviewed in the second phase, and Cailloux said this was where they would discuss those conflicts and other issues. There would be two public workshops during this phase. The third phase was the adoption phase. The State required two public hearings before the changes to the zoning ordinance could be approved. There would be a public hearing held by the Planning Commission and another by City Council.

Cailloux displayed a diagram showing the public participation framework. City Council was at the center, and they would appoint the steering committee that would provide guidance throughout the process. Planning Commission members would participate because they should be an integral part of this process, Cailloux stated. The public would have opportunities to review the proposals and make their preferences known at two workshops. She again noted there would be a Planning Commission public hearing and a City Council public hearing, and reiterated that no changes would be made to the document without City Council approval.

Tonight, she concluded, staff was requesting they approve this contract so they could kick off this project.

Prebor said he thought this project had already started, but Cailloux replied that, while staff had already started compiling the many, many ordinances, they could not really begin the process until the contract was signed. He asked about the network of public participation, and Cailloux said the diagram she had created was to demonstrate that there would be many eyes on the project. There would be many touchpoints where people could look and see what was being done.

This was much needed, Prebor said, and they had been talking about it a long time. Cailloux agreed, saying they had been doing it piecemeal and now it was time to get it done.

At last month's meeting, Holland commented, Council was told it would be an organization of ordinances only. Now, they were talking about minor changes, and he asked for clarification.

Curnow said the process would take all the disparate documents and pull them into a concise document for Council's review. It would also take into consideration anything that was in conflict or duplicated or no longer existed or applied. He noted this was on the Council agenda at the last meeting, but was pushed to this meeting because Council had asked staff to provide some additional work for the contractor and consultant to do. The contractor said they could do that additional work within the scope of the budget. The additional work was the cleanup of some of the design and architectural aspects that were currently in the City ordinances. They would look at all of

that and ultimately come back to Council for a final decision. The consultant would make recommendations of changes where things were inconsistent or antiquated and bring the entire document to Council after it had been reviewed by the committees and boards, some of which Council actually appointed the members.

Holland said he would like to review a document that tracked the changes. He thought there should be list of all the typos they found, along with a list of minor changes and another showing more serious changes. Curnow remarked there should not be an issue with that, but he was not familiar with the process the organization used. If there was a way to do it, they would.

Destadio noted that was typically how they had seen ordinance changes, and City Attorney Ted Meeker agreed that it should not be an issue.

Destadio noted he had been tracking this proposal for a long time, reminding them that he was on the Planning Commission for 11 years. He said he thought they were also going to take a look at the design standards for Wilshire Village, Lexington Village, and The Avenue, as they had discussed for a while. Wilshire was built-out; Lexington, which had three standards, was almost built-out, and The Avenue's standards were outdated, he reported. He wanted to do away with those districts and have one for the City and one for the overlay districts. Now they were talking about architectural standards, and he commented that he did not want to see rigid standards for architecture put in place. He mentioned that he had looked at the current ordinance to see what it said about commercial and industrial building design.

Prebor then stated that he thought Destadio was getting way ahead, but Destadio asked him to allow him to continue. He was thinking about standards in the ordinance such as the amount of glass on a storefront or where blank walls could be allowed. Architectural standards were part of the package.

Destadio agreed that the UDO was a good idea but thought they should start smaller and look at what architectural standards the firm came up with. Council could take a look at that before having staff, the Planning Commission, and steering committee get involved. He acknowledged it would ultimately come back to them, but if they made changes, it would irritate the citizens that thought it was something good. Destadio proposed an intermediate step that Council could review before they pressed on and went for the full thing.

Prebor moved to approve Old Agenda item 01-23-04, Acceptance of the GMC Proposal for Professional Services for the Unified Development Ordinance (UDO). King seconded.

Destadio asked if they would consider his proposal? Prebor said years ago, Council participated on the SPLOST committee, in addition to appointing its members. Would that be acceptable? Cailloux noted that Council Members were part of the public.

Did all of Council concur with what Destadio suggested? Meeker asked. They said they did, and he noted that staff heard that, whether it was part of the motion or not. The preliminary document should come before Council before it was submitted to the steering committee. Council agreed. Meeker said it could be part of the motion if Destadio wanted it to, but it was not necessary.

Motion carried unanimously.

New Agenda items

02-23-01 Resolution #02022023-NA01 of Support - Tyrone Property Annexation by General Assembly

Meeker noted that this was discussed at the January 18 workshop. This property was off MacDuff Parkway and technically landlocked from the Town of Tyrone. The property owner had asked that it be de-annexed from Tyrone and annexed into Peachtree City. That had to go before the General Assembly. Before them was a resolution that would allow them to contact the local legislative delegation and get the process moving. He stated he was hopeful it could be introduced this year, but there were no guarantees. Meeker said Tyrone Council was considering the same type of resolution at their meeting that night.

Meeker stated the resolution was included in the Council packet. So moved, said Prebor. King seconded. Motion carried unanimously.

02-23-02 2023 Municipal Election IGA

City Clerk Yasmin Julio explained this was the standard contract they received from the Fayette County Elections Board in election years, which were every two years. This was a continuation of the last contract in which the Fayette County Superintendent was designated.

Destadio pointed out a newspaper article about the City of Roswell joining an election coalition, noting that Milton had already approved it, as had Alpharetta, Johns Creek, and Sandy Springs. He said he realized they could not do anything in this elections cycle; he had talked to officials in Milton, and he believed there could be savings for citizens and thought they should look into something similar for the next election cycle in 2025. He said he agreed with this year's contract, but in the May/June timeframe, he would like for them to vote on doing a feasibility study.

Prebor noted that Staff had done a little research already. King noted that the cost of an election was \$37,000. He said he agreed with Destadio's plan because they did not have time to train staff or set up the security required for ballots. They should go into this with their eyes wide open.

Holland said he called some people in Milton and was told to allot 12 to 18 months to get this set up. If they were going to look at the 2025 election, they needed to get the feasibility study started by this summer.

Destadio cautioned that they would be looking at the numbers; if it did not work out, they would not bring a motion to the table.

Destadio moved to approve New Agenda item, 02-23-02 2023 Municipal Election IGA. Holland seconded. Motion carried unanimously.

Public Hearings

02-23-03 Annual Zoning Map Adoption

Cailloux explained that the City Attorney believed it was a good legal practice to keep the Zoning Ordinance and map up to date and in good legal standing. No changes were being made to the map or the ordinance, she assured Council.

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

Destadio said they did this every year, and the City Attorney said it was good practice. He again emphasized there were no changes. Meeker said adopting this each year was beneficial in case there was litigation.

King moved to approve Public Hearing 02-23-03, Annual Zoning Map Adoption. Destadio seconded. Motion carried unanimously.

Council/Staff Topics

1. CAR 8-6 Citizen Recognition Program

Curnow said Council had before them a City Administrative Regulation (CAR) regarding the naming of City facilities in recognition of citizens' contributions. Right now, the regulation said no park, field, or public area could be named after any person, living or deceased. However, there had been facilities in the past that were named after individuals. He wanted to get a consensus from Council if there was a feeling to change the regulation. If so, staff would return at a future meeting with a recommendation on what that could look like.

Learned asked if Council wanted to take a look at that and make recommendations? King said it would be fine to look at it; he felt citizens who had made outstanding contributions to the community needed to be recognized by the City.

Destadio added that he thought it would be best if they did not recognize politicians and would prefer it be someone who had passed away. He supported amending the CAR.

Prebor said some people had suggested it must be a unanimous vote by Council. The other members said they would support that.

Holland said he and the City Manager had discussed the potential peril of honoring someone who was still living and that person later being involved in some kind of scandal or wrongdoing.

Learnard said they would ask staff to move ahead and come back to them. Curnow said he had enough feedback to follow through.

Were there other comments? Learnard asked. Prebor said he saw a news report about a new system for the Brookhaven Police that allowed calls to go straight to police cars. He thought they should keep their eyes on that, and Curnow said they could.

Destadio said he and his wife had a good time at the Fire Department Awards Banquet and thought it was a great event.

Holland commented that he had been impressed during his ride-alongs with the Police and Fire departments. Their professionalism was to be commended. He also noted that he joined the Mayor and City Manager in meeting with the Fayette County Development Authority. He said it was an excellent meeting, and Peachtree City was on the short list for several projects.

There being no further business, King moved to adjourn at 7:13 p.m. Destadio seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Robert Curnow, City Manager *RC*
Justin Strickland, Assistant City Manager/Public Services Director *JS*
Paul Salvatore, Financial Services Director *PS*
Angela Egan, Purchasing Agent *ae*

FROM: Mike Madison, Stormwater Manager *mm*

DATE: February 8, 2023

SUBJECT: 130 Braelinn Court Stormwater Pipe Replacement
February 16, 2023 City Council Meeting Consent Agenda

Recommendation:

Award the 130 Braelinn Court Stormwater Pipe Replacement project to F.S. Scarborough for their low bid amount of \$71,368.31

Discussion: The existing 18-inch diameter storm drainage pipe adjacent to 130 Braelinn Court is severely corroded and the downstream end has partially collapsed. This project consists of excavating and replacing the failing 18" stormwater drainage pipe. Staff solicited bids from qualified contractors to perform the pipe extension and slope repair work. The results of the bids are as follows:

F.S. Scarborough	\$71,368.31
McLeroy, Inc.	\$77,607.50
SH Creel Contracting, LLC	\$89,618.44
Crawford Grading & Pipeline	\$148,275.50

Budget Impact: Funds in the amount of \$71,368.31 is available in 521-4250-521245 Contractual Services.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council Members

VIA: Robert Curnow, City Manager *RC*
Justin Strickland, Assistant City Manager/Public Services Director *JS*
Paul Salvatore, Financial Services Director *PS*
Angela Egan, Purchasing Agent *ae*

FROM: Michael Madison, Stormwater Manager *mm*

DATE: February 8, 2023

SUBJECT: North Peachtree Parkway Drainage Improvements
February 16, 2023 City Council Meeting Consent Agenda

Recommendation:

Award the North Peachtree Parkway Drainage Improvements project to McLeroy, Inc. for their low bid amount of \$129,155.00

Discussion: An existing 24-inch diameter storm drainage pipe under N. Peachtree Parkway near North Cove Drive is causing significant erosion of the N. Peachtree Parkway roadside slope. This project consists of extending the overall length of existing 24-inch storm drainage pipe and repairing the roadside slope erosion. Staff solicited bids from qualified contractors to perform the pipe extension and slope repair work. The results of the bids are as follows:

McLeroy, Inc.	\$129,155.00
Crawford Grading	\$229,095.00
F.S. Scarborough	\$234,569.31
SH Creel	\$415,063.23

Budget Impact: Funds in the amount of \$129,155.00 is available in 521-4250-521245 Contractual Services.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager *RC*

FROM: Paul Salvatore, Director of Financial Services *PS*
Kelly Bush, Assistant Finance Director *KB*

DATE: February 9, 2023

SUBJECT: FY 2023 Budget Amendments – Insurance Reimbursement – Medic 82
February 16, 2023 City Council Consent Agenda

Recommendation:

Approve the attached budget amendment to allocate funding for insurance reimbursement to repair Medic 82.

Discussion:

The attached budget amendment will carry forward funding for the repair of Medic 82 which was side swiped while in the process of transporting a patient to Atlanta Medical Center on Interstate 85. The accident and insurance payment occurred in fiscal year 2022, but the repairs could not be done until fiscal year 2023.

Budget Impact:

The attached budget amendment will increase both the revenue and expenditure accounts in the General Fund by \$8,500.00

Attachments: Budget Amendment.

kb: council reports/Budget Amendments FY23

BUDGET AMENDMENT

DATE 02/16/2023

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to carry forward budget for Insurance Reimbursement received in Fiscal Year 2022 to repair Medic 82 damaged in accident on I85.

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager *RC*

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

DATE: February 09, 2023

SUBJECT: Sponsorship Acceptance and FY23 Budget Amendment
February 16, 2023 *City Council Consent Agenda*

Recommendation:

Approve the budget amendment for the acceptance of a Sponsorship for the Recreation Non-Support Program – Father/Daughter Dance.

Discussion:

Staff received a Presenting Sponsorship from Mahaffey and Linkous Orthodontics in the amount of \$1,000 towards the Father/Daughter Dance.

The attached budget amendment accepts the \$1,000 in sponsorship and budgets for the expense in the recreation non-support programs.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund.

Attachments
Budget Amendment

[illegible]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager *RC*

FROM: Justin Strickland, Assistant City Manager *JS*
Paul Salvatore, Financial Services Director *PS*

DATE: February 8, 2023

SUBJECT: American Rescue Plan Reallocation and FY 2023 Budget Amendment
February 16, 2023 City Council Agenda

Recommendation:

Approve reallocation of American Rescue Plan (ARP) federal funding from Stormwater Pipelining Program to General Government.

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:

Projects	Allocation - Council (2/3/22)	Spent	Available	% of Allocation
Sewer & Water	\$ 5,598,182.00	\$ -	\$ 5,598,182.00	41.39%
Stormwater	\$ 4,528,546.00	\$ 625,530.00	\$ 3,903,016.00	33.48%
Vaccine Incentive	\$ 167,126.69	\$ 167,126.69	\$ -	1.24%
Premium Pay	\$ 163,493.35	\$ 163,493.35	\$ -	1.21%
Fire Station 86 approved 7/12/2022	\$ 3,062,162.00	\$ 4,800.00	\$ 3,057,362.00	22.64%
Contingency	\$ 7,474.96	\$ -	\$ 7,474.96	0.06%
Total	\$ 13,526,985.00	\$ 960,950.04	\$ 12,566,034.96	100%

Staff would like to reallocate the balance for Stormwater - \$3,903,016.00 to be spent on general government projects. This reallocation would require stormwater pipelining projects to come from Stormwater Renewal and Extension funds, which has a current balance of \$4,022,113.

Budget Impact:

The attached budget amendment will increase both the revenue and expenditure accounts in the Stormwater Fund by \$1,500,000.00

kb: council reports/Budget Amendments FY23

CITY OF PEACHTREE CITY

BUDGET AMENDMENT	
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	NUMBER	23-18
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DATE	02/16/2023
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[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution to budget for Stormwater Pipelining.

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Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Robert Curnow, City Manager *RC*

DATE: February 9, 2023

SUBJECT: Agenda Item Request Ordinance and Policy Update
February 16, 2023, City Council Meeting

Recommendation:

Adopt the ordinance as presented and authorize the mayor to execute the attached amended policy.

Discussion:

The current ordinance allows for anyone to place an item on the agenda. This does not always provide council members the opportunity to fully understand the item being requested or presented. The change to the ordinance would require the public to submit their items to the mayor or at least one council member, creating the opportunity for dialogue with residents and/or the requester. One or more members of council may then choose to have the item added to the council meeting agenda.

Items requested to be added to the agenda by staff, the city attorney, council members or the mayor must be submitted by no later than noon on the Thursday preceding the Council meeting. The update to the deadline provides staff with additional time to prepare the documentation and agenda packet prior to its release.

Additionally, there is a city administrative regulation (CAR) which touches on this same subject matter. Over the past few years, council has updated these regulations to city operation policies and procedures (COP). While it is not an addendum to the ordinance, the policy will be updated to mirror the amendments reflected in the ordinance as well as a few additional changes, to make the policy more relevant to recommended procedures.

Budgetary Impact:

No budgetary impact

AN ORDINANCE TO AMEND ARTICLE II, CITY COUNCIL MEETING PROCEDURES AND RULES, OF THE PEACHTREE CITY ADMINISTRATION ORDINANCE, AS AMENDED, TO PROVIDE FOR AGENDA ITEM REQUEST; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Article II, Division 2, Section 2-33, of the Administration Ordinance of the City of Peachtree City, Georgia, as amended, is amended and is to be codified as follows:

Sec. 2-33.- Agenda.

(a) *Preparation of agenda.* Prior to each regular council meeting, the city clerk shall publish an agenda, which contains all items the council anticipates acting upon at the meeting. A notice shall be placed on the agenda stating: "This agenda may change at any time up to 24 hours prior to the meeting." The agenda shall be published the Friday prior to each regular scheduled meeting.

(b) *Consent agenda.* In preparing an agenda the city clerk, may separately designate items as "consent agenda", which may be acted upon by the council as described in 2-36(f) of this article. The consent agenda shall consist of routine, noncontroversial items, which (in the city manager's determination) can be appropriately considered in bulk at the council meeting.

(c) *Agenda item request.* City staff with approval from the city manager, the city attorney, the mayor, or any council person~~Any person~~ may request to have an item placed on the agenda, by filing such request in writing with the city clerk prior to 5:00 p.m. noon on the Friday Thursday preceding the council meeting. Such item may not be placed on the agenda if council has already decided the issue within 180 days.

(d) *Extra items.* Items requested, or filed after 5:00 p.m., on the Friday preceding a council meeting shall not be included on the agenda unless the mayor, a council member, the city manager, or the assistant city manager deems the item of sufficient urgency to warrant immediate council action. These additional items shall be added no less than 24 hours prior to the

scheduled meeting. The city clerk shall record the name of the person adding the item on the agenda.

(e) *Reconsideration of agenda items.* The city clerk shall not place on the agenda any matter for reconsideration within 180 days of council action unless sponsored by a council member or mayor who voted on the originally prevailing side or who was absent at the time of the original action.

(f) *Staff withdrawal of items.* Only the person (or designated representative) requesting the placement of an item on the agenda may withdraw the item prior to the council meeting. Council shall be advised of the reason why the item is being withdrawn. The item withdrawn may, nonetheless, be acted upon in the discretion of the council.

(g) *Council action to defer, (table), continue or not act.* The mayor or a council member wishing council to defer action or continue an item has a right to make a motion to continue, defer or not act on any item considered before any other action, which council may consider.

Section 2. 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 3. 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 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ 2023.

Kim Learnard, Mayor

Phillip E. Prebor, Post 1

Mike King, Post 2

Clinton Holland, Post 3

Frank Destadio, Post 4

Attest: _____
Yasmin Julio, City Clerk

~~CAR4-7~~ — REQUIREMENTS FOR CITY COUNCIL MEETING SUBMISSIONS & PRESENTATIONS



CITY OPERATING POLICIES AND PROCEDURES

Policy/Procedure 4-07: Requirements for City Council Meeting Submissions & Presentations

OPR: City Hall

- I. **PURPOSE** - The purpose of this regulation is to establish requirements and standards for information submitted for City Council Meeting Agenda Packets and for presentations in City Council Meetings.
- II. **POLICY** - The City of Peachtree City is committed to presenting information for City Council meetings in a timely and professional manner. Submissions from staff, including position papers, supplemental material, and presentations, and submissions from others requesting that an item be placed the City Council agenda, shall be subject to the following requirements:
- III. **SUBMISSION STANDARDS**

All Formats

All contracts, agreements, and agenda items that may have legal implications shall be submitted to the City Attorney for review prior to submitting items for the agenda packet.

Paper Documents

Paper submissions for the Agenda Packets should be clean documents (suitable for scanning) in 8.5" x 11", portrait format (maps requiring a landscape format will be accepted). Departments should provide maps reduced to the appropriate size.

Because documents must be scanned legibly, facsimiles should not be submitted for the packet, and originals should be obtained from third parties. Photographs, and highlighted/shaded text do not reproduce well in the format of the scanner and should be submitted electronically.

Electronic Materials

Documents requiring color (highlighting, photographs, etc.) should be transmitted via email or other electronic format ~~or CD~~ with appropriate instructions for placement in the packet.

Electronic copies of ordinances for codification and of contracts that may be modified during the Council Meeting must also be provided to the City Clerk's Office by the submission deadline.

Presentation Materials

The city has a computer and projector for presentations during meetings. Presentations should be in Microsoft Power Point. Links to other Microsoft programs or Adobe Acrobat are acceptable.

Presentations may be included in their entirety in the packet the week prior to the Council Meeting. Animation is not recommended due to the static nature of the packet, and screens should be limited to a single screen (scrolling slides/screens are not acceptable).

Presentations should be clean and easy to read when projected and included in the electronic packet.

Backgrounds should be light colored, with dark text. Text should not be placed over graphics to ensure adequate readability.

Fonts should match the template provided by the Public Communications department to ensure uniformity. be sans-serif (such as Arial or Helvetica) rather than serif (such as Times Roman) and should not be smaller than 14 points in size to ensure readability on the screen.

IV. **SUBMISSION DEADLINES**

Completed **electronic materials** (including presentations, maps, or documents that must be electronically modified) shall be submitted to the appropriate department (City Clerk's Office for packet, and IT Department for completed presentations) by **Noon Thursday** of the week prior to the City Council Meeting. Note: If additional assistance is needed from IT or the City Clerk's Office to complete the electronic document, it should be arranged in advance to meet the submission deadline.

Paper documents shall be provided to the City Clerk's Office by **Noon Thursday** of the week prior to the City Council Meeting.

Late submissions will result in the automatic moving of the agenda item to the next Council Agenda unless the responsible Division Director/Chief obtains a deadline waiver from the City Manager.

Public requests for an item to be included on an upcoming agenda should be accepted through 5 PM on the Friday prior to the regularly scheduled meetings submitted to the mayor or at least one council member. The mayor or council member may then request for the item to be added to the agenda, the submission does not guarantee inclusion. EHowever, every effort should be made to coordinate public requests so that the noon Thursday deadlines can be met. Power Point Presentations provided by members of the public must meet the standards above and must be provided to the IT Department City Clerk's Office by **Noon Thursday** of the week prior to the City Council Meeting.

V. **RESPONSIBILITY**

Division Directors/Chiefs shall be responsible for obtaining City Attorney review of appropriate agenda items prior to submitting documents for inclusion in the Agenda Packet.

Division Directors/Chiefs shall be responsible for the submission of staff position papers, supporting documentation, and presentation materials (including third-party documentation and materials) from their division, in accordance with the established standards and deadlines.

The **City Clerk's Office** shall be responsible for providing these standards and deadlines to third parties dealing directly with the Clerk's Office on a Council appearance.

The **City Clerk's Office** shall be responsible for assembling the information for packets and posting the packet on the web site by 5 PM on the Friday prior to the City Council Meeting.

The **Information Technology Department** shall be responsible for projecting presentations during the City Council meeting.

VI. **APPROVAL**

Mayor

Date

City Manager

Date

To: Mayor Kim Learnard
Councilman Phil Prebor,
Councilman Frank Destadio

Councilman Mike King
Councilman Clint Holland
City Manager Bob Curnow

Date: February 10, 2023

Re: Redistricting Voting Precincts County-wide

I am formally requesting that this issue, with the attached Resolution, is added to the agenda on Thursday, February 16, 2023. I ask that the Peachtree City Council discusses the issue and votes on either my proposed Resolution, or an amended version that you will sign and send to the Fayette County Board of Elections.

I have discussed this issue with Phil Prebor, Clint Holland and Frank Destadio and know they want to solve this problem. Therefore I hope they will encourage discussion and action by the City Council.

I am available to answer any questions before and during the City Council meeting regarding the issue, the spreadsheets, and the resolution.

On January 24, the Fayette County Board of Elections discussed redrawing the precinct lines and boundaries for all Fayette County precincts; reducing the number of county precincts from 36 to 19; and making these changes this summer. They said they have the 2020 Census data, a redistricting proposal written by Floyd Jones (former Fayette County Director of Elections), and with no major elections this year it would be the ideal time to make these changes.

On December 15, during Public Comments at the City Council meeting, I explained the negative impact that voting in two separate poll locations had on many Peachtree City residents. I ran out of time to complete my presentation but provided a copy of my statement and data to each of you.

For your convenience, relevant voter data from **December 6, Election Day voting** is in the chart below. I highlighted the Rising Star precinct data. Of the 607 voters who cast a ballot for the Senate Run-off at Rising Starr Middle School, only 162 Rising Starr voters went to Braelinn Elementary to vote in the Peachtree City Special Municipal Run-off.

The far right column shows the percent of people in each precinct who voted in the Statewide election who also voted in the Municipal Election. Rising Star, at 26.7% is significantly lower than all other precincts.

This data supports what I feared, that making voters vote in two different precincts on the same Election Day would be a physical challenge that impacts the number who vote in the Municipal Election.

The Fayette County Elections Director is aware of this issue and the need to fix it.

My original intention was to ask the Peachtree City Council to simply submit the spreadsheet lists of voters in the three currently impacted precincts, and ask that they be "reassigned" to a County Precinct with a poll inside the city boundary.

However, the Board of Elections plans to move forward on their plan to redraw precinct boundaries and reduce them from 36 precincts to 19. That means potentially every voter in Peachtree City could be changed to a different County Precinct and Municipal Precinct.

One option for Peachtree City Council is to ask that their representative, with knowledge of this issue be placed the committee to redraw the precinct boundaries, and/or be included in the review process before the Board of Elections finalizes the redistricting.

Since I am the one to discover and pursue this voter issue, come up with a viable solution and then discover the plan to redraw all precinct boundaries, I feel well qualified to represent Peachtree City on the committee or review panel.

I want to fix this. I'm sure all of you do also. I hope you share my my opinion that you should not simply leave it to the discretion of the Fayette County Board of Elections. After all, they created this problem, and they made no attempt to fix it in the past, thus oversight is advisable.

Please address this issue at the February 16 meeting and vote to send a Resolution to the Fayette County Board of Elections.

Let's do everything we can to ensure 100% of Peachtree City residents are reassigned to a Fayette County precinct and Municipal Precinct that are "one in the same" and have a poll location inside the city boundary.

And lastly, I have an IT specialist who prepared the attached spreadsheets using current voter roll data. As the Board of Elections makes changes, if they share the changes with us, he can select and sort through the data to review the changes and ensure there are no errors prior to them finalizing the redistricting.

Thank you,
Suzanne Brown 941-258-0166

Attached below:
- the voter data charts referenced above

Attached as separate documents:
- the spreadsheets showing all the voters currently assigned to different County and Municipal precincts (there are over 2,300 of them, currently in three County precincts)
-and a Resolution for you to use or revise.

This chart shows the number of Municipal voters and Statewide voters on Election Day, from each precinct:

County Precinct	City Precinct	Muni	Statewide	Size	Same Loc	%voted
Kedron	18	732	1433	1	Y	51.1%
Fielding Ridge	31	674	1091	1	Y	61.8%
McIntosh	16	603	960	2	Y	62.8%
Braelinn	22	452	687	2	Y	65.8%
Rising Starr	22	162	607	3	N	26.7%
Willowbend	32	487	586	3	Y	83.1%
Camp Creek	33	426	579	3	Y	73.6%
Flat Creek	21	463	571	3	Y	81.1%
Aberdeen	19	388	551	3	Y	70.4%
Shakerag East	11	406	516	3	Y	78.7%
Oak Grove	17	382	507	3	Y	75.3%
Windgate	20	318	377	4	Y	84.4%
Shakerag West	12	288	338	4	Y	85.2%
Whitewater	22	0	4	4	N	0.0%

Note: only Peachtree City citizens were included for Rising Star and Whitewater. The Whitewater voter number is too small to use. Also, none of the 17 voters from the Dogwood Precinct voted in the Municipal Election on Election Day, only 6 of them voted during Early Voting. .

This chart shows an average for precincts voting in the same location or not.

Same Location	Max	Min	Median
Y	85%	51%	68%
N	27%	0%	14%

RESOLUTION
A RESOLUTION ON REDRAWING COUNTY PRECINCTS AND MUNICIPAL
PRECINCTS, AND REASSIGNING PEACHTREE CITY RESIDENTS TO
APPROPRIATE COUNTY AND MUNICIPAL PRECINCTS IN FAYETTE COUNTY

- WHEREAS,** The residents of the City of Peachtree City assigned to three Fayette County Precincts (Dogwood, Whitewater and Rising Starr) were forced to physically go to two polling locations on November 8 and December 6, 2022, to cast both a General Election ballot and Municipal Special Election ballot, because their Municipal precincts are Shakerag East, Braelinn or Braelinn, respectively; and
- WHEREAS,** The requirement to vote in person on Election Day at two separate poll locations had a significant negative impact on the number of Peachtree City residents who voted on November 8 and December 6; and
- WHEREAS,** Fayette County Board of Elections only provided Municipal election equipment at precincts with polling locations inside the City of Peachtree City; and
- WHEREAS,** The impacted residents in the City of Peachtree City were adversely affected needlessly because reassigning them to a County Precinct with a poll location inside the City of Peachtree City would have avoided this issue, and will avoid a repeat of this issue in the future; and
- WHEREAS,** The Fayette County Board of Elections, on January 24, 2023 discussed “redistricting” and their intent to redraw the precinct boundaries this year because no “major elections will be conducted this year” to impact redistricting; and
- WHEREAS,** The Fayette County Board of Elections on January 24, 2023 discussed precinct poll location issues, what needs to be done or what has already been done for improvements, locations where precincts will be located, consolidating precinct parameters (4,500 to 5,500 registrants per precinct), in approximately 19 precincts total in Fayette County; and
- WHEREAS,** The current City Council of Peachtree City, and/or their representatives, would like to be active participants in, and have a voice in all meetings and decisions that discuss and determine the redistricting of any and all precincts within the City of Peachtree City boundaries, and the assignment of all Peachtree City citizens to the new Municipal and County Precincts; and

BE IT THEREFORE RESOLVED THAT the City Council of the City of Peachtree City does hereby formally request that the Fayette County Board of Elections confers with the representatives of the City of Peachtree City, insures all residents of the City of Peachtree City are assigned to a Fayette County precinct and Municipal precinct with a polling location that is “one and the same” for both precincts and it is inside the City of Peachtree City boundary.

So resolved this 16th day of February 2023, by the Mayor and City Council of Peachtree City, Georgia.

Signatures on following page

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

COUNTY_PRECINCT_ID	CITY_PRECINCT_ID	CountOfREGISTRATION_NUMBER	MUNICIPAL_NAME
11	11	1494	PEACHTREE CITY
12	12	1322	PEACHTREE CITY
14	22	17	PEACHTREE CITY
16	16	3566	PEACHTREE CITY
17	17	1446	PEACHTREE CITY
18	18	6093	PEACHTREE CITY
19	19	1903	PEACHTREE CITY
20	20	1044	PEACHTREE CITY
21	21	2302	PEACHTREE CITY
22	22	1899	PEACHTREE CITY
27	16	14	PEACHTREE CITY
31	31	3692	PEACHTREE CITY
32	32	2123	PEACHTREE CITY
33	33	2016	PEACHTREE CITY
34	22	2380	PEACHTREE CITY

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Robert Curnow, City Manager *RC*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: February 9, 2023

SUBJECT: Reinstating the Planning Commission Public Hearing
February 16, 2023 City Council Meeting

Discussion

The City ordinances were revised in 2021 to remove the public hearing requirement for rezonings from the Planning Commission. Stated concerns at the time included confusion and differing opinions amongst land use legal professionals as to whether rezonings were going to be held to 'quasi-judicial' standards in the courts.

Historically, rezonings were treated as 'legislative' actions, and therefore treated differently in lawsuits; new evidence could be submitted in legal hearings and expert opinions taken. However, Georgia supreme court findings put this into question by declaring that certain zoning actions were actually 'quasi-judicial' actions and not 'legislative'. This means that zoning action lawsuits were not permitted to submit new material in the hearings; thereby freezing all case information to what was submitted and said during the public hearings.

As a result, there was concern that appointed boards such as the Planning Commission would be held to a higher legal standard and expected to understand the nuances of land use law. This could mean that a statement made by a Planning Commissioner in a public hearing could be held in court as representing the City's position.

City Council voted to amend the ordinances to no longer require that the Planning Commission hold a public hearing. This complies with the state's Zoning Procedures Law, which only requires one public hearing to be held for rezonings.

Subsequently, the Planning Commission has been holding public workshops instead of public hearings. Citizens are still given an opportunity to speak about a proposal, and the workshops are posted and advertised. However, instead of voting on a recommendation to City Council, a summary of the Planning Commission comments is presented to Council in the staff memo.

Planning Commission Public Hearing Function

Page 2

House Bill 1405 passed last year by the Georgia Legislature will go into effect on July 1, 2023. Among many things, it clarifies the question as to what type of zoning actions are quasi-judicial and which type are legislative, summarized in the table below:

Legislative	Quasi-judicial
Text amendment to zoning ordinance	Standalone variances
Rezoning	Conditional use permits
Variances WITH a rezoning	Appeals to Zoning actions
Special Use permits	

This clarity removes the concerns initially used to validate the removal of the public hearing responsibility from the Planning Commission. Therefore, City Council voted in August 2022 to proceed with reinstating the Planning Commission's public hearing process.

Planning Commission Action

The Planning Commission discussed this item at their January 23rd meeting. Sentiment was universal amongst the Commissioners that they preferred to reinstate the public hearing function and voting to make recommendations to Council. They recognize that their vote is a recommendation only, but believe that voting will better communicate their recommendation to the public and the Council. As citizen volunteers, they value the public participation process and believe that the Planning Commission should have the important role of holding a public hearing.

**AN ORDINANCE TO AMEND THE
PEACHTREE CITY ZONING ORDINANCE
ARTICLE XIII, AMENDMENTS; TO AMEND THE PEACHTREE CITY
CODE OF ORDINANCES SECTION 2-38, PUBLIC HEARINGS;
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 Article XIII, Section 1301 – Authority, be replaced in its entirety as follows:

Whenever justified for the public good, the city council may undertake the necessary steps to amend this ordinance. However, no amendment shall become effective unless it shall have been first submitted to the planning commission for review and recommendation.

Section 2. The Peachtree City Zoning ordinance Article XIII, Section 1302 – Procedures, be replaced in its entirety as follows:

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 or by the planning commission;
 - b) A proposal to amend the text of the zoning ordinance may be initiated only by the city council or by the planning commission, 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 or the planning commission 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 planning commission for review and recommendation. The proposals initiated by the city council shall be forwarded directly to the planning commission for review and recommendation.
 - 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.
- 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.

Section 3. The Peachtree City Zoning ordinance Article XIII, Section 1303 – Hearings, planning commission, shall be replaced in its entirety as follows:

- (1) The planning commission shall review all applications at meetings which are open to the public. At a meeting, any party may appear in person or be represented by an agent or attorney. No member of the planning commission shall participate in any way in a hearing in which he or she has any financial or special interest.
- (2) At least ten, but not more than 45 days' notice of the time and place of any public meeting held for the purpose of considering an application to amend the zoning map shall be published in the newspaper of general circulation which serves as the legal organ for the City of Peachtree City. The notice 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 ten days prior to the hearing date.
- (3) The planning commission shall have 30 days from the date of submittal of a completed application for a proposed amendment to make its recommendation. If the planning commission fails to make its recommendation within the 30-day period, it shall be deemed to have recommended approval of the proposed amendment. The above 30-day period may be extended with the approval of the applicant.
- (4) In making its recommendations to the city council, the planning commission shall consider the factors adopted in section 1304, subparagraph (d) of this zoning ordinance.

Section 4. The Peachtree City Zoning ordinance Article XIII, Section 1304 – Hearings, city council, shall be replaced in its entirety as follows:

- (1) Public hearing.
 - a) Upon receiving a recommendation from the planning commission and before enacting an amendment to this ordinance, 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 of Peachtree City.
 - b) The notice 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.

- c) The city council shall not conduct a hearing until it first receives the recommendations of the planning commission. The city council shall act on any amendment application as soon as possible, and within 30 days from the date of such submittal by the planning commission. If the planning commission does not submit a report within the required 30-day period, the council shall act upon the application within 60 days from the date of the initial submittal of a completed application to the planning commission. 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. Once the applicant has withdrawn his application he must reapply as a new application, beginning with the planning commission.
- d) 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.
- e) 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.

Section 5. The Peachtree City Code of Ordinances Chapter 2, Section 2-38, Public Hearings, shall be replaced in its entirety as follows:

- (a) The city clerk shall prepare, as separate portions of the agenda, a schedule of public hearings.
- (b) The following public hearing procedures shall apply to any zoning matters pending before the city council or the planning commission.
 - (1) The mayor or chairperson will allow each side equal opportunity to the floor and establish time limits. With respect to zoning hearings, each side shall have a maximum time period of ten minutes for each zoning decision. A majority vote of the body may extend the time limitations of this rule.

- (2) Members of the city council or planning commission will become hearers. No action on their part is in order until the mayor or chairperson declares the hearing complete.
 - (3) The staff presentation of the request and assessment of compliance will be heard.
 - (4) The applicant and those supporting the issue will be heard.
 - (5) Those opposing the issue will be heard.
 - (6) Prior to closing the public hearing input portion of the meeting, staff and any member of the public will be given the opportunity to ask questions of either or both sides of the issue.
 - (7) When the mayor or chairperson is assured that input is complete, the public hearing shall be ended and the appropriate body will then debate the issue and render a decision. Questions may be asked by the hearers at any point in the process.
- (c) Any appeal or variance that may be brought before the city council or any commission will follow the procedures outlined above. Exceptions are budget hearings and administrative hearings dealing with alcoholic beverage violations, which shall have a maximum time period of ten minutes for public comments. A majority vote of the council may extend the time limitations of this rule.

Section 6. 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 7. 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 8. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 16th day of February, 2023

Kim Learnard, Mayor

Phillip E. Prebor, Post 1

Mike King, Post 2

Clinton Holland, Post 3

Attest: _____
Yasmin Julio, City Clerk

Frank Destadio, Post 4

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Robert Curnow, City Manager *RC*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: February 9, 2023

SUBJECT: Public Hearing: Variance Request from front yard fence requirements at
319 N Peachtree Parkway
February 16, 2023 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the front yard fence requirements [Section 18-165] of the Fencing ordinance. The ordinance requires that fences built in the front yard shall be no taller than 4 feet and shall not restrict view through such fence by more than 50 percent.

The applicant is requesting to continue the existing 6-foot brick wall to the edge of their property, about an additional 60 feet in length (estimated). The existing brick wall is about 300 feet in length and was built when the house was constructed in the early 1980s.

The applicant has provided:

- A narrative with photos showing their desired project
- A plat showing the location of the proposed wall
- A narrative responding to the variance criteria
- A letter of support from the neighbor directly impacted by the request
- Additional photographs and wall dimensions

Variance Consideration

In accordance with Section 1202 of the Zoning Ordinance, City Council may grant a variance when:

- (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.*

319 N Peachtree Parkway Variance Request

Page 2

Per section 1207 of the Peachtree City Zoning Ordinance, City Council shall consider the following factors when making a decision:

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

Budget Impacts:

There are no known budget impacts associated with the request.

ATTACHMENTS



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

Phone: 770-487-5731

WWW.PEACHTREE-CITY.ORG

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

VARIANCE LOCATION	Street Address: <u>319, N. PEACHTREE PKWY</u> <u>PEACHTREE CITY</u> Zoning District: <u>GR-12</u>	PROPERTY OWNER	Name: <u>STEVEN & LISA BALAAM</u> Phone: <u>678-519-3060 / 786-942-6483</u> Email: <u>SBALAAM@BARONINTL.COM</u>
APPLICANT	Name: <u>STEVEN & LISA BALAAM</u> Address: <u>319, N. PEACHTREE PKWY</u> City, State, Zip: <u>PEACHTREE CITY</u> Phone #: <u>786-942-6483</u> Email: <u>SBALAAM@BARONINTL.COM</u>	SUPPORTING DOCUMENTS	Please submit the following items in support of the requested variances. See the second page of this form for additional details. ☒ Site plan (with property lines and proposed work) ☒ A detailed report responding to the criteria listed on the back of this form ☒ Letters of support from adjacent property owners and/or HOA ☒ Other items demonstrating need
VARIANCE CATEGORY	☐ Administrative : ☐ Existing ☐ Setback ☐ Parking ☐ Fence ☐ Zoning Section: <u>GR-12</u> ☐ Sign Sec.: _____ ☐ Land Development Sec.: _____	SUMMARY	Briefly describe why this variance is being requested: <u>CONTINUATION OF EXISTING</u> <u>BRICK WALL (6' SOLID)</u>

ADMINISTRATIVE VARIANCE	The Administrative Variance requirements depend on the type being requested. Please respond to the questions below that pertain to your type of request.	
	☐ Existing Violation:	1.) Were you the property owner when the existing violation occurred? ☐ Yes ☒ No <u>EXISTING WALL BUILT 1983</u>
	☐ Setback Encroachment:	1.) Which property line setback? ☒ Front ☐ Rear ☐ Side 2.) How much encroachment requested? (feet) _____ 3.) Is the proposed structure using the same building materials as on the main home? ☒ Yes ☐ No ☐ Other _____ 4.) Have you submitted the required letters of support from: ☐ HOA letter OR ☐ No active HOA ☒ ALL adjacent property owners (not including city-owned)
	☐ Parking:	1.) Amount of Parking required <u>NONE</u> Amount of parking requested <u>NONE</u>
	☐ Fence:	1.) Is the fence a required pool barrier? ☐ Yes ☒ No 2.) If not a pool fence, is the request more than a 25% height increase? ☒ Yes ☐ No

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

Signature of Owner/Agent: S. Bal

Date: 11-22-22

VARIANCE AND APPEALS ORDINANCE

Variance Application 319 N. Peachtree Pkwy, PTC

- (A) The application is for the continuance of an existing 6' brick wall that has been in existence for approximately 40 years since the home was granted permit and built.
- (B) The application relates to screen wall to match existing. The wall screens a visibility intrusion to the rear of the property as a result of the new cart path installed. Such path, while beneficial to the community has caused a nuisance from passing carts, headlights, noise and visibility intrusion to the back yard and pool area of the property.
- (C) The compliance of existing zoning is unavoidable as the existing wall of over 150' is being extended.
- (D) The granting of this variance will NOT affect the neighbor (attested by the enclosed letter) but will compliment the existing frontage with this small wall extension of only 63') and will not remove any trees and will be landscape finished. It will be screened by existing trees on the Parkway and will not be visible by passing traffic.
- (E) The proposal will NOT affect the public in any way, health, safety or general welfare nor injurious to property or improvements in the zone or neighborhood.
- (F) The granting of this variance will NOT create inconsistencies with any objective of the comprehensive plan.

Steven & Lisa Balaam

Owners

City of Peachtree City
Planning & Development
153 Willowbend Road
Peachtree City, Ga 30269

Attn: Robin Bechtel Cailloux, AICP

Reference: Variance Application 319 N. Peachtree Pkwy (Lot 3 Heathergate/Tract 1) PTC

In regard to the above variance application, please note we are the immediate neighbor to the East, located at 321 N. Peachtree Pkwy (Lot 4 Heathergate). We are the only neighbor that shares the boundary between the two properties and have reviewed the plans and proposal to erect a 6' aluminum fence to the boundary and the continuation of the 6' brick wall to the front (South) of our neighbor's property at 319 N. Peachtree Pkwy. We have no objection to the proposed work and consider it an improvement, in particular the extension of the 6' brick wall will compliment the existing 40 year old wall and finish the front of the property.

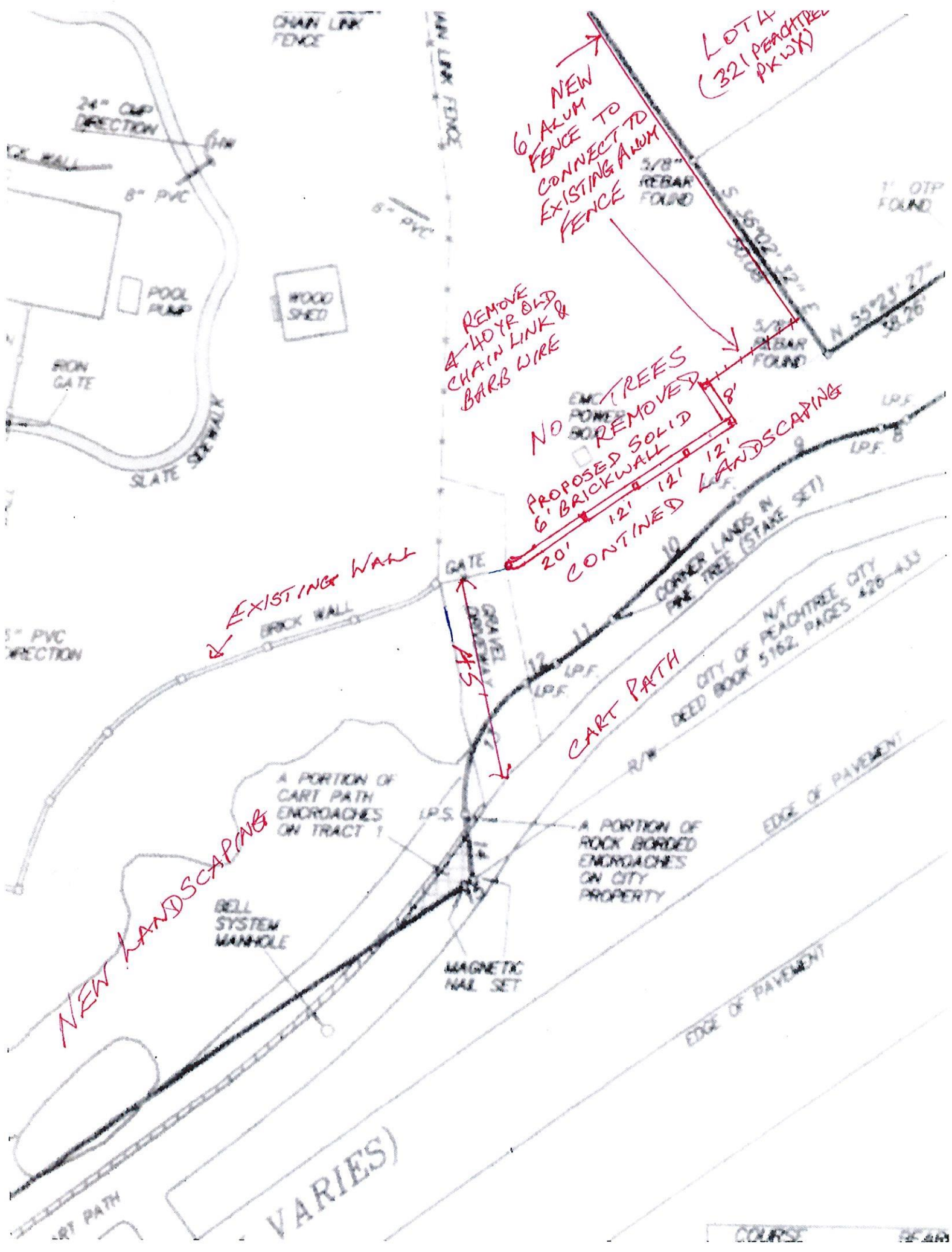
Sincerely,

Mike McCleery Elizabeth McCleery

Michael and Libby McCleery
321 N. Peachtree Pkwy
Peachtree City, Ga 30269

LB

CC: Steven & Lisa Balaam



VARIES)

EXISTING
ALUMINUM FENCE

NEW 6' ALUMINUM FENCE

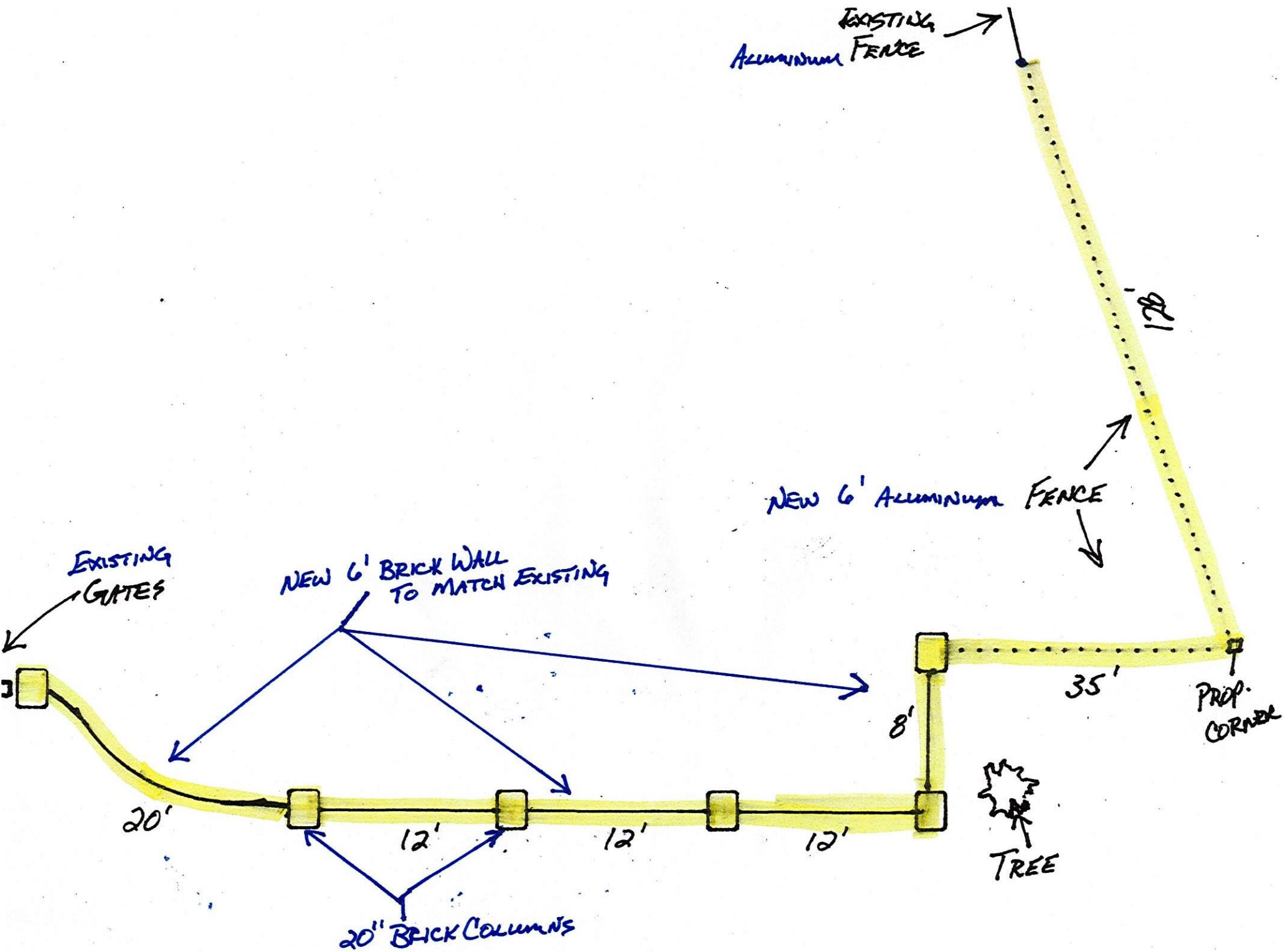
NEW 6' BRICK WALL
TO MATCH EXISTING

EXISTING
GATES

PROP.
CORNER

TREE

20" BRICK COLUMNS



319 N. Peachtree Pkwy
Peachtree City, Ga 30269

Attn: Planning Committee:
Robin Bechtel Cailloux, AICP
153 Willowbend Road
Peachtree City, GA 30269

Re: Variance application

Please find attached Variance application for the above address.

As you know, the previous owners installed walls and a chain link fence with barb wire on the east boundary and a spiked fence to the remaining boundaries.

1. In phase 1, following the completion of renovations to the home, the frontage was in poor condition and we have recently completed the installation of new turf, shrubs and flower planting and full irrigation, to improve the appearance of the parkway frontage. See Below.











2. After the completion of the cart path project, we have a second phase to complete work on the remaining frontage. This involves extending the brick screen wall, removal of chain link/barb wire fence and the installation of non-hazardous aluminum fence (in accordance with Sec 18-165 (d), without spikes and removing all spikes from existing fence to prevent any risk of death or injury to anyone but particularly conscious of deer that jump over the back fence. This Variance is submitted to accomplish these proposals, but with regard to the front wall, apparently this does not meet the requirements under Section 18-165 e and f.
3. We simply wish to continue the brick wall further east to act as a screen that is now open since the cart path construction has created visibility to the rear of the property and pool deck as can be seen from the angle on the plan and attached photos. The visibility being worse in fall and winter months and the therapy pool is used daily year round for swimming/exercise following the owner's various spine and neck surgeries. The wall and any added landscaping to the side of the cart path will only improve the existing landscaping project, complementing both the property, the new cart part and act as screening for the rear of the property.



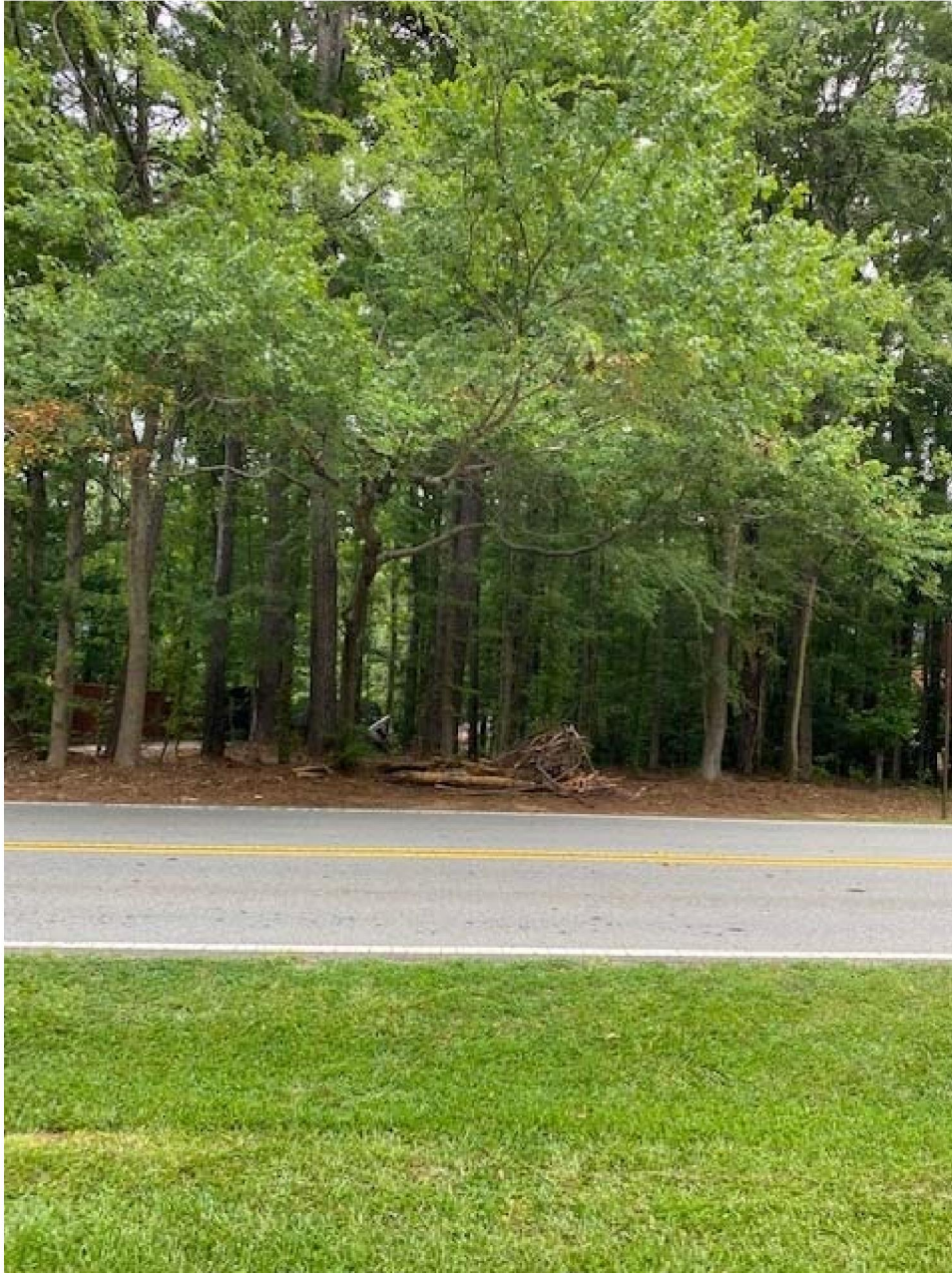








Pathway view from the Parkway North (screened by trees). No trees will be removed. Wall cannot be seen from the Parkway



Sincerely,

Steve Balaam (Owner)
319 N. Peachtree Pkwy
Peachtree City
Ga 30269

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Robert Curnow, City Manager *RC*

FROM: Robin Bechtel Cailloux, AICP
Planning and Development Director

DATE: February 9, 2023

SUBJECT: Public Hearing: Variance Request to exceed maximum sign height at 200 Commerce Drive, Westpark Walk shopping center.
February 16, 2023 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the maximum sign height [Section 66-15 and 66-20] which requires a maximum monument sign height of 5 feet.

The Applicant proposes to construct two (2) monument signs to replace existing signs that must be relocated due to the GDOT project at SR 54 and SR 74. Right-of-way for the project is being purchased from the Applicant, and therefore their signs must be relocated. In addition, the GDOT project includes retaining walls to hold back the grade changes.

As a result, the Applicant is requesting sign heights of 18 and 19 feet. The portion visible from Highways 74 and 54 will be 5 feet above the top of the future retaining walls.

As part of the application, the Applicant has included a justification narrative, site plans/plat showing the proposed improvement in relation to the road, site line drawings of each sign, photos of existing signs, and drawings of the future signs.

Variance Criteria

Section 66-25 of the Signs Ordinance, city council may grant a variance only upon finding a hardship as define below:

- (a) Where visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, buildings, or structures on a different lot; **and**
- (b) Placement of the sign elsewhere on the lot would not remedy the visual obstruction; **and**
- (c) Such visibility obstruction was not created by the owner of the subject property; **and**

Westpark Walk Sign Variance Request

Page 2

(d) The variance proposed would not create a safety hazard to vehicular traffic or pedestrians as determined by the city engineer.

The ordinance continues that, *"variances shall be limited to the minimum relief necessary to overcome the hardship, and no variances shall be granted to allow a greater number of signs than would be allowed if the hardship did not exist."*

Budget Impacts:

There are no associated budget impacts

Staff Recommendations:

Should the City Council approve the variance, staff recommends the following conditions:

- The top of each new sign shall be no more than 5 feet above MSL elevation of the nearest adjacent retaining wall.
- A sign permit is required for each sign.

ATTACHMENTS



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269

Phone: 770-487-5731

WWW.PEACHTREE-CITY.ORG

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

VARIANCE LOCATION	Street Address <u>400 Commerce Drive</u>		PROPERTY OWNER	Name <u>WPW Limited Partnership</u>	
	Zoning District: <u>GC</u>			Phone <u>404-846-4032</u>	
APPLICANT	Name <u>Danny Lankford</u>		SUPPORTING DOCUMENTS	Please submit the following items in support of the requested variances. See the second page of this form for additional details.	
	Address <u>2285 Park Central Boulevard</u>			☐ Site plan (with property lines and proposed work) ☐ A detailed report responding to the criteria listed on the back of this form ☐ Letters of support from adjacent property owners and/or HOA ☐ Other items demonstrating need	
VARIANCE CATEGORY	☐ Administrative : ☐ Existing ☐ Setback ☐ Parking ☐ Fence ☐ Zoning Section: _____ ☒ Sign Sec.: Sec. 66-20. - Maximum size and height of signs. ☐ Land Development Sec.: _____		SUMMARY	Briefly describe why this variance is being requested: <u>existing ground signs must be relocated due to road work. The new setback will place the signs below road grade so a height greater than the allowed 5 feet will be needed for the signs to be seen from the roadway</u>	

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

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

Signature of Owner/Agent: [Signature] Date 10/4/2022

2285 Park Central Blvd.
Decatur, GA 30035
770.593.1234 Phone
770.593.1533 Fax



- Commercial Signage
- Ornamental Metals
- Specialty Construction

Westpark walk is requesting an increase in the allowable height of their two existing monuments signs in order to have the overall height of each sign.

GDOT will be doing road work and installing a concrete retaining wall that is 5 foot tall, effective blocking visibility of a 5 foot tall sign as allowed by the city code. Westpark walk is requesting an overall height of 5 feet above the proposed retaining wall at the sign locations, which would give the monument signs 5 vertical feet of visibility from the roadway, in getting with the spirit and intent of the sign code requirements regarding height of signs.

The construction of the retaining walls, which would be placed between the signs and the road frontage, would substantially impair and most likely completely block the visibility of the signs, rendering them useless and not allowing Westpark Walk to advertise their location and businesses located within.

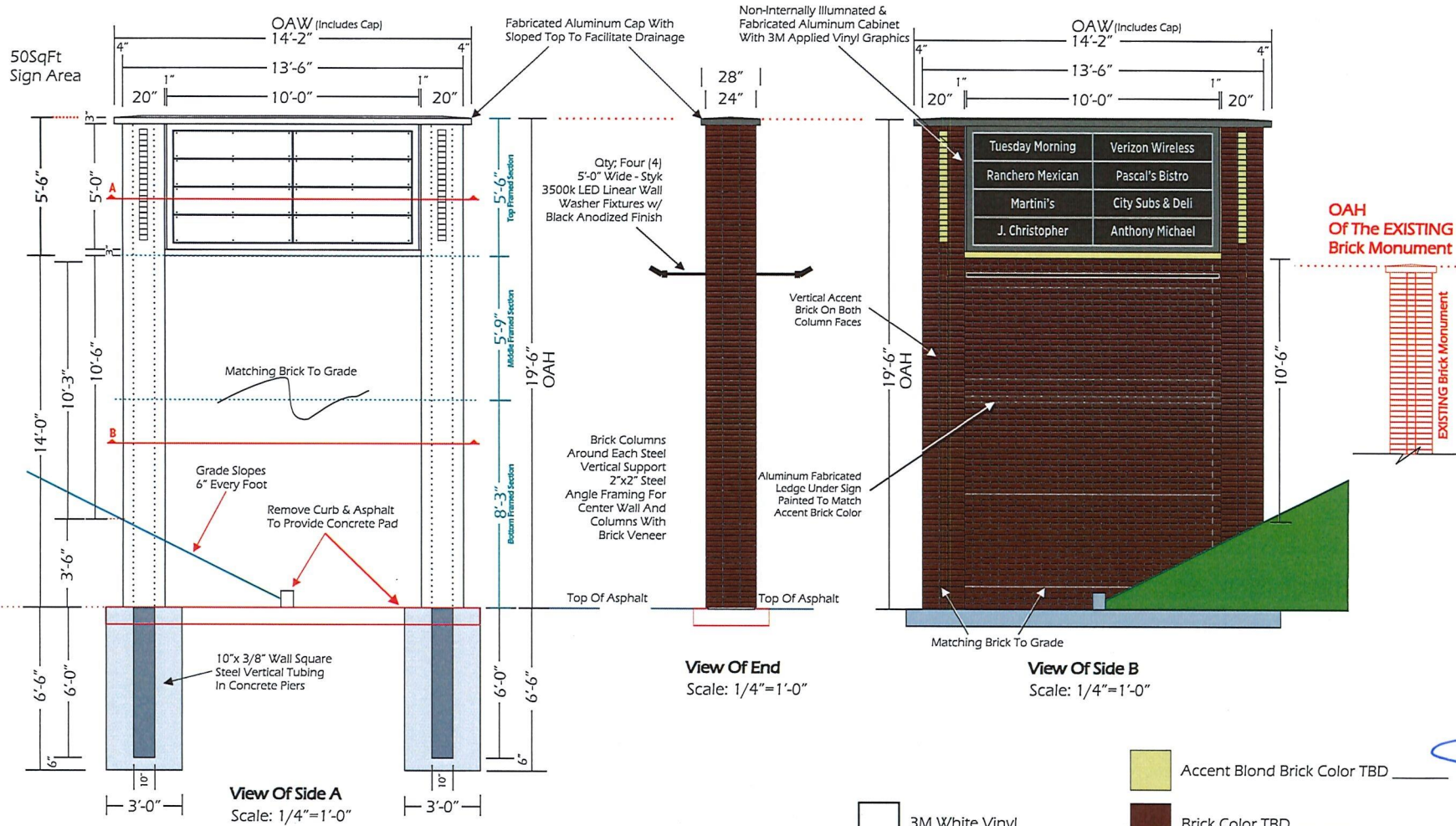
As the shopping center is located downhill from both road frontages and the proposed retaining wall will run the length of the property road frontages, there is no location where the signs can be relocated which would avoid obstruction from the proposed retaining walls.

The retaining wall is part of a GDOT road improvement project and the owners of the property have no involvement nor any influence on the proposed changes to be made by GDOT, they just need to find a remedy to the impact this project will have on their property.

Allowing Westpark Walk to have their relocated signage at 5 feet above the retaining wall will allow them the same advertisement and visibility available to any other such business in Peachtree City and will not create a safety hazard to vehicular traffic or pedestrians

Thank you,
Danny Lankford
dlankford@henryinc.com
404-983-5851

Plan Views - See Page 2



Location: Hwy. 54
ST-01 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: As Shown

	3M White Vinyl		Accent Blond Brick Color TBD
	PMS		Brick Color TBD
	PMS Dark Duranodic		Mortar Color TBD
	Black Anodized Finish		



770.593.1234 Phone
 770.593.1533 Fax
 www.henryincorporated.com

Westpark Walk
 Peachtree City, Georgia



ST-01 - Hwy54 Menu

Project Address
 Westpark Walk
 Peachtree City, GA

Project Number
 92117

Account Manager
 Dean Morgan

Drawn By
 Bruce Bernhardt

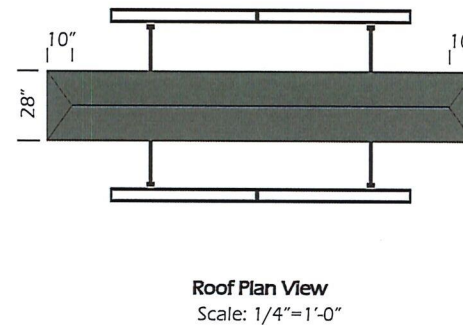
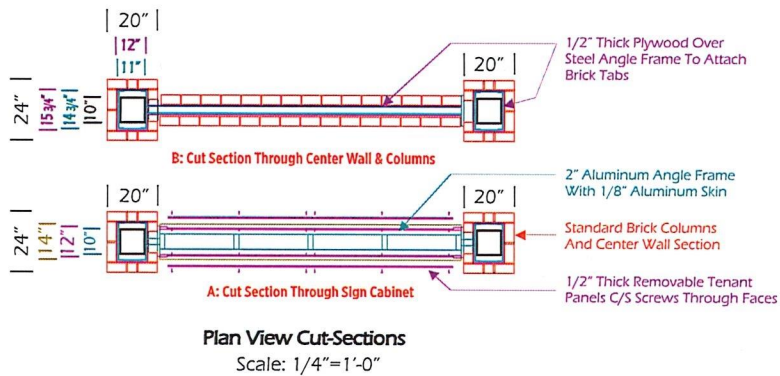
Date
 07-08-2022

Revision
 07-13-22BB
 07-14-22BB
 09-16-22BB

Customer Approval

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Description
 Relocate Monument Signs



Location: Hwy. 54
ST-01 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: As Shown



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Westpark Walk
Peachtree City, Georgia



ST-01 - Hwy54 Menu

Project Address
Westpark Walk
Peachtree City, GA

Project Number
92117

Account Manager
Dean Morgan

Drawn By
Bruce Bernhardt

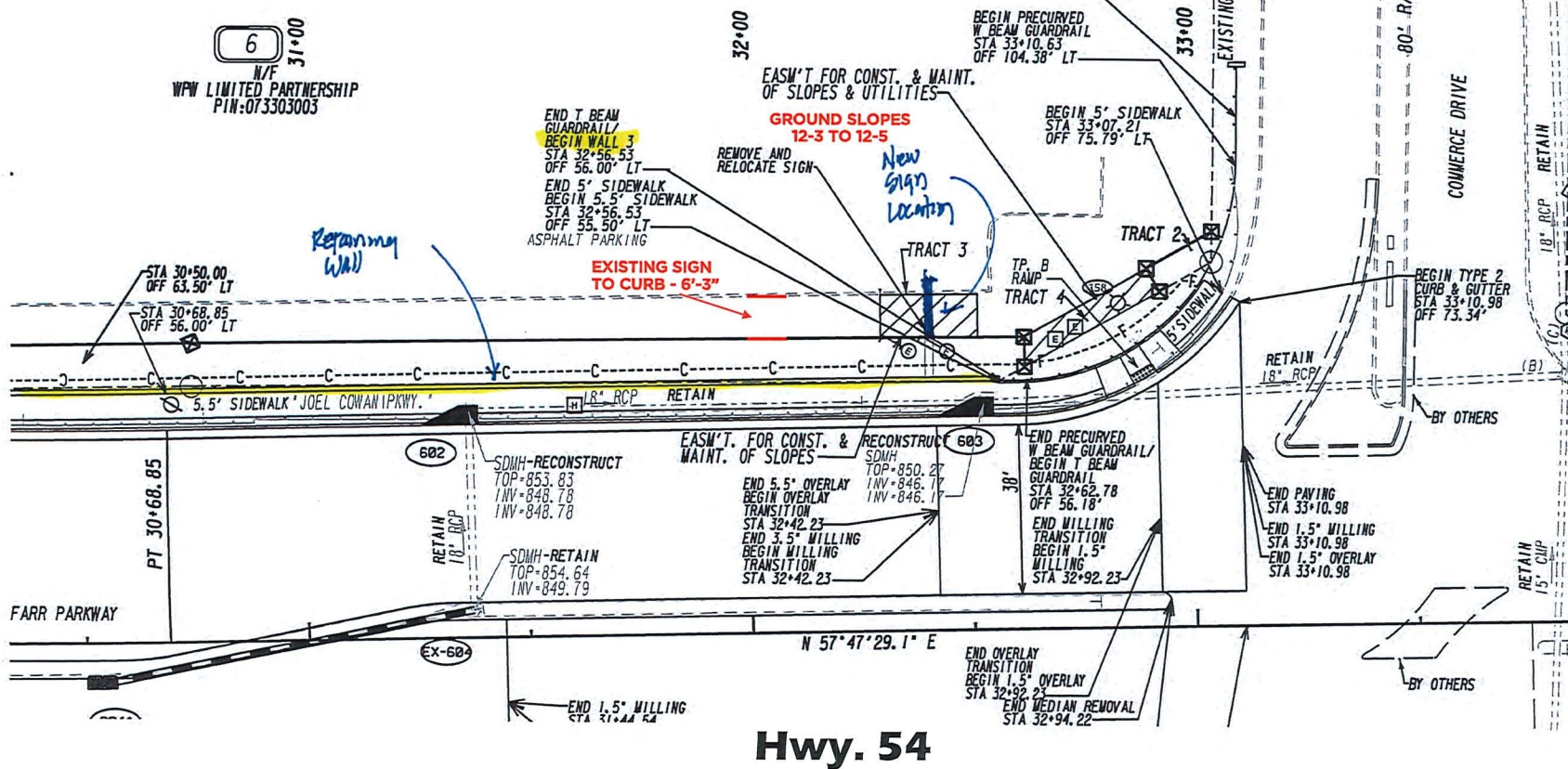
Date
07-08-2022

Revision
07-13-22BB
07-14-22BB
09-16-22BB

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Description
Relocate Monument Signs



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Westpark Walk
 Peachtree City, Georgia



ST-01 - Hwy54 Monu

Project Address
 Westpark Walk
 Peachtree City, GA

Project Number
 92117

Account Manager
 Dean Morgan

Drawn By
 Bruce Bernhardt

Date
 07-08-2022

Revision
 07-13-22BB
 07-14-22BB
 09-16-22BB

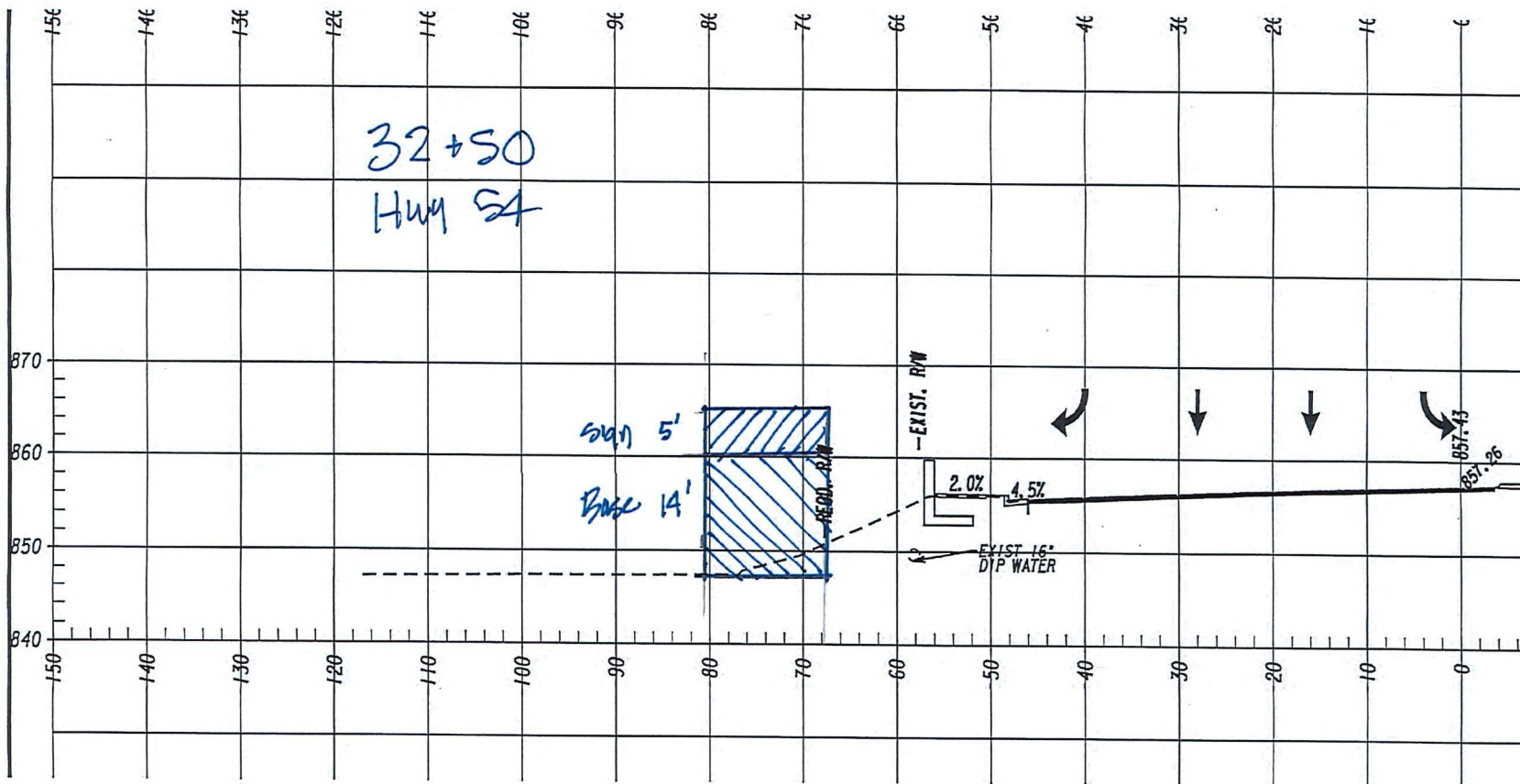
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Description
 Relocate Monument Signs

22-09-16 IFA-Westpark Walk-ST-01-Hwy54-92117

Pg. 3 of 6



Grade Info. Shown @ Sign Location

Location: Hwy. 54

ST-01 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: Not To Scale



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Westpark Walk
Peachtree City, Georgia



ST-01 - Hwy54 Menu

Project Address
Westpark Walk
Peachtree City, GA

Project Number
92117

Account Manager
Dean Morgan

Drawn By
Bruce Bernhardt

Date
07-08-2022

Revision
07-13-22BB
07-14-22BB
09-16-22BB

3

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Description
Relocate Monument Signs



Photo Of The Existing Monument Sign

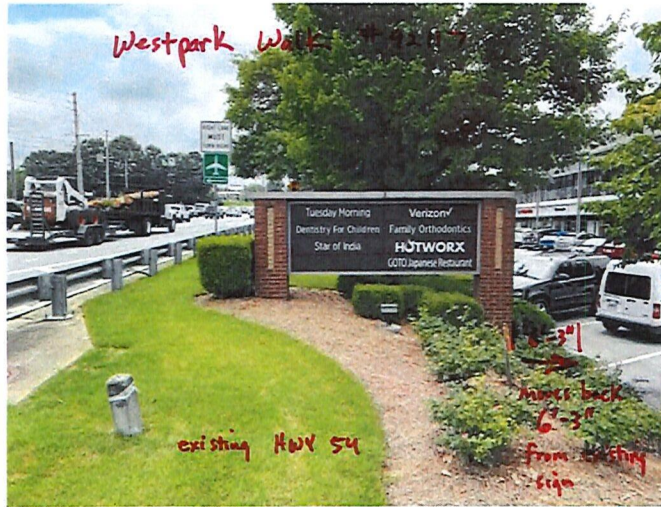


Photo Of The Existing Monument Sign

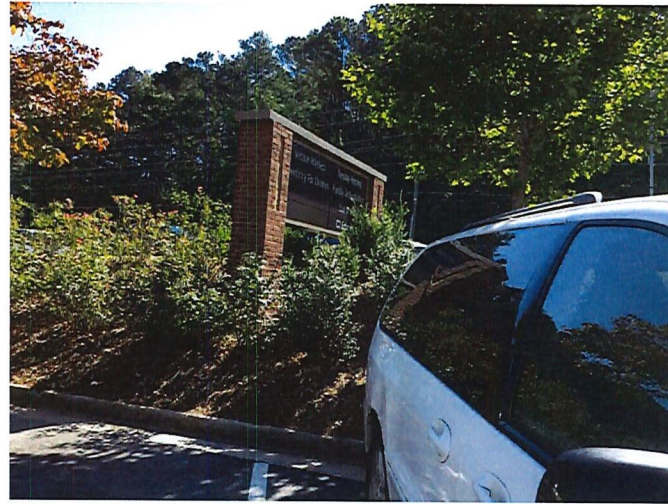


Photo Of The Existing Monument Sign



Photo Of The Existing Monument Sign

Photos Not To Scale

Survey Photos of Existing Sign To Be Removed

Location: Hwy. 54

ST-01 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: Not To Scale



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Westpark Walk
Peachtree City, Georgia



09-16-2022

ST-01 - Hwy54 Monu

Project Address
Westpark Walk
Peachtree City, GA

Project Number
92117

Account Manager
Dean Morgan

Drawn By
Bruce Bernhardt

Date
07-08-2022

Revision	
07-13-22BB	
07-14-22BB	
09-16-22BB	



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Description
Relocate Monument Signs

22-09-16 IFA-Westpark Walk-ST-01-Hwy54-92117

Pg. 5 of 6



Photo Of The Existing Monument Sign



Photo Of The Existing Monument Sign

Photos Not To Scale

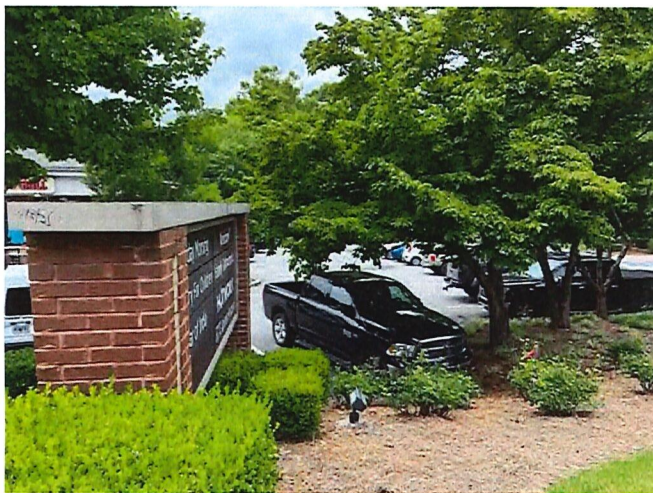


Photo Of The Existing Monument Sign



Photo Of The Existing Monument Sign

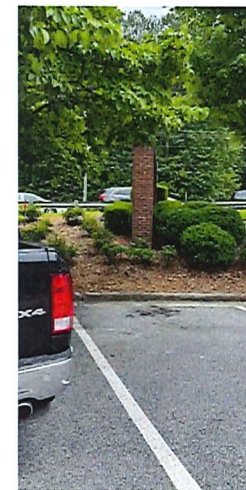


Photo Of The Existing Monument Sign

Survey Photos of Existing Sign To Be Removed

Location: Hwy. 54

ST-01 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: Not To Scale



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Westpark Walk
Peachtree City, Georgia



ST-01 - Hwy54 Menu

Project Address
Westpark Walk
Peachtree City, GA

Project Number
92117

Account Manager
Dean Morgan

Drawn By
Bruce Bernhardt

Date
07-08-2022

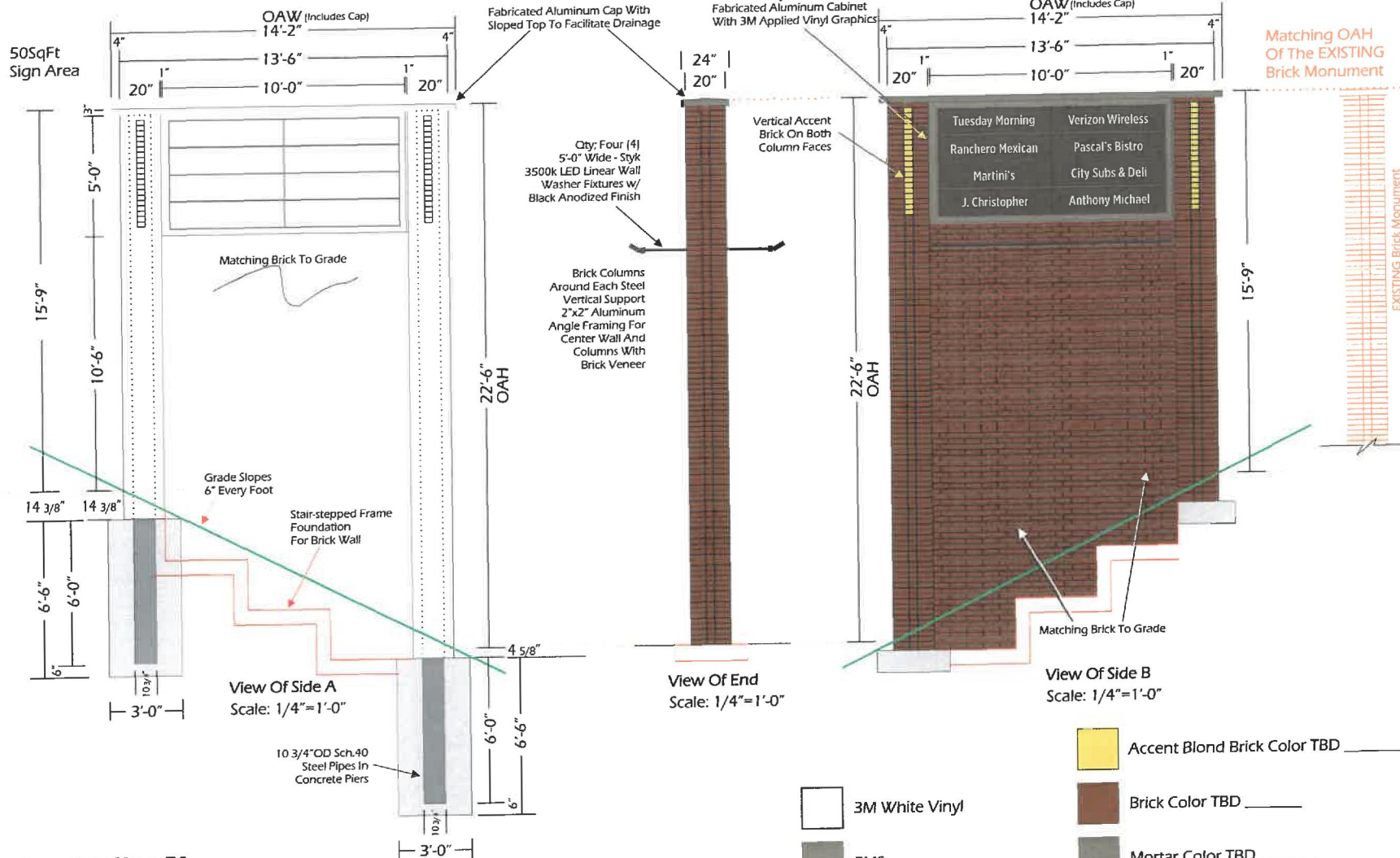
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Description
Relocate Monument Signs



Location: Hwy. 74
ST-02 - Installing One (1) D/F Externally-Illuminated
Monument Sign On Masonry Columns & Center Wall

Scale: As Shown



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Westpark Walk
 Peachtree City, Georgia



ST-02 - Hwy74 Monu

Project Address
 Westpark Walk
 Peachtree City, GA

Project Number
 92117

Account Manager
 Dean Morgan

Drawn By
 Bruce Bernhardt

Date
 07-12-2022

Revision
 07-13-22BB

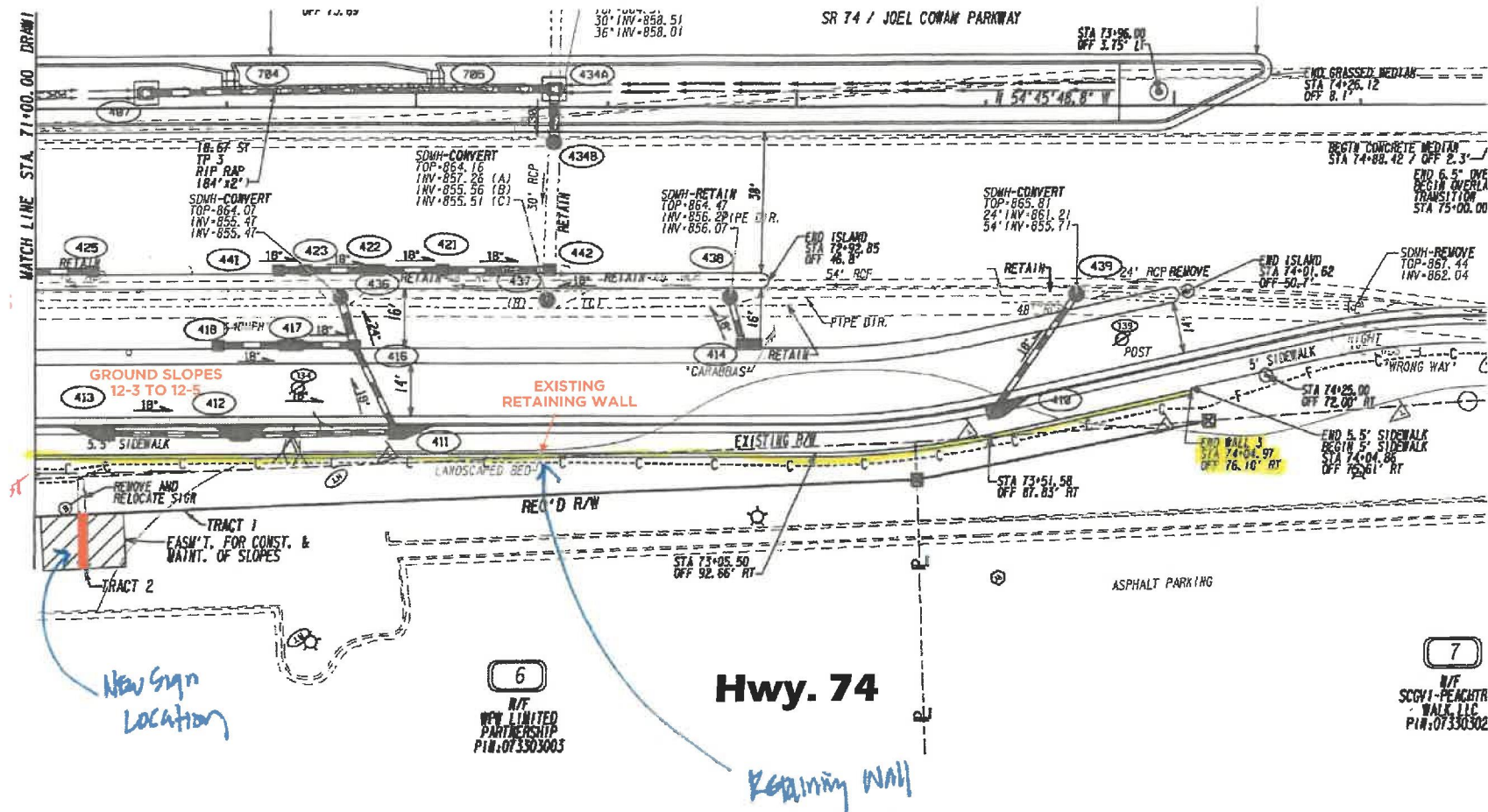
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Description
 Relocate Monument Signs

22-07-13 IFA Westpark Walk-ST-02 Hwy74 - 92117
 Pg. 1 of 4



Survey Info. Shown On Plot Plan

Location: Hwy. 74

ST-02 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: Not To Scale



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Westpark Walk
Peachtree City, Georgia



ST-02 - Hwy74 Monu

Project Address
Westpark Walk
Peachtree City, GA

Project Number
92117

Account Manager
Dean Morgan

Drawn By
Bruce Bernhardt

Date
07-12-2022

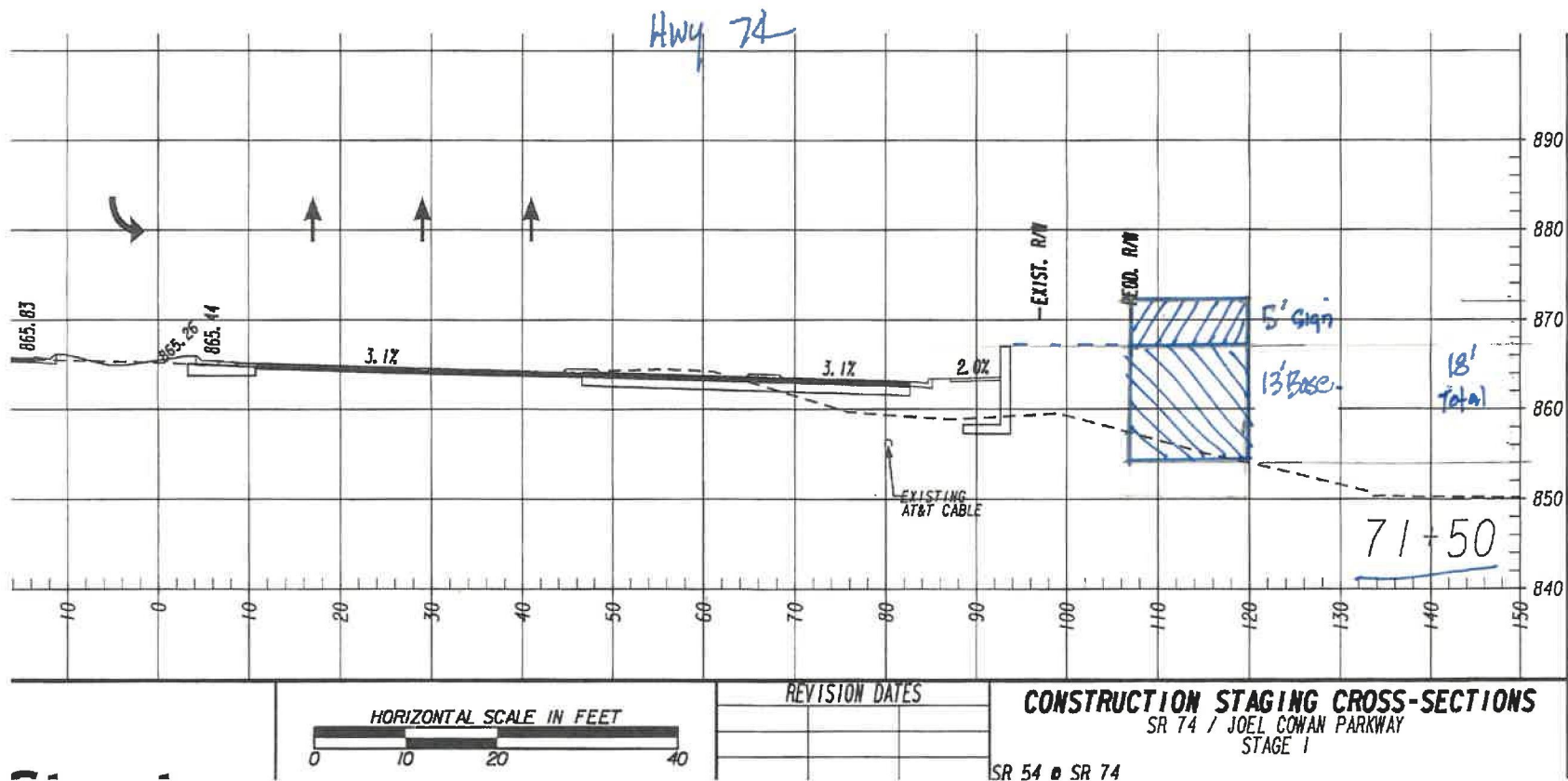
Revision
1 07-13-2288

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Description
Relocate Monument Signs

22-07-13 IFA-Westpark Walk-ST-02-Hwy74-92117
Pg. 2 of 4



Grade Info. Shown @ Sign Location

Location: Hwy. 74

ST-02 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: Not To Scale



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INCORPORATED

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Westpark Walk
Peachtree City, Georgia



ST-02 - Hwy74 Monu

Project Address
Westpark Walk
Peachtree City, GA

Project Number
92117

Account Manager
Dean Morgan

Drawn By
Bruce Bernhardt

Date
07-12-2022

Revision
1 07-13-22BB

Customer Approval

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Description
Relocate Monument Signs



Photo Of The Existing Monument Sign



Photo Of The Existing Monument Sign



Photo Of The Existing Monument Sign



Photo Of The Existing Monument Sign

Survey Photos of Existing Sign To Be Removed

Location: Hwy. 74

ST-02 - Installing One (1) D/F Externally-Illuminated Monument Sign On Masonry Columns & Center Wall

Scale: Not To Scale

Photos Not To Scale



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Westpark Walk
Peachtree City, Georgia



ST-02 - Hwy74 Monu

Project Address
Westpark Walk
Peachtree City, GA

Project Number
92117

Account Manager
Dean Morgan

Drawn By
Bruce Bernhardt

Date
07-12-2022

Revision
1 07-13-22BB

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Description
Relocate Monument Signs

TITLE NOTES

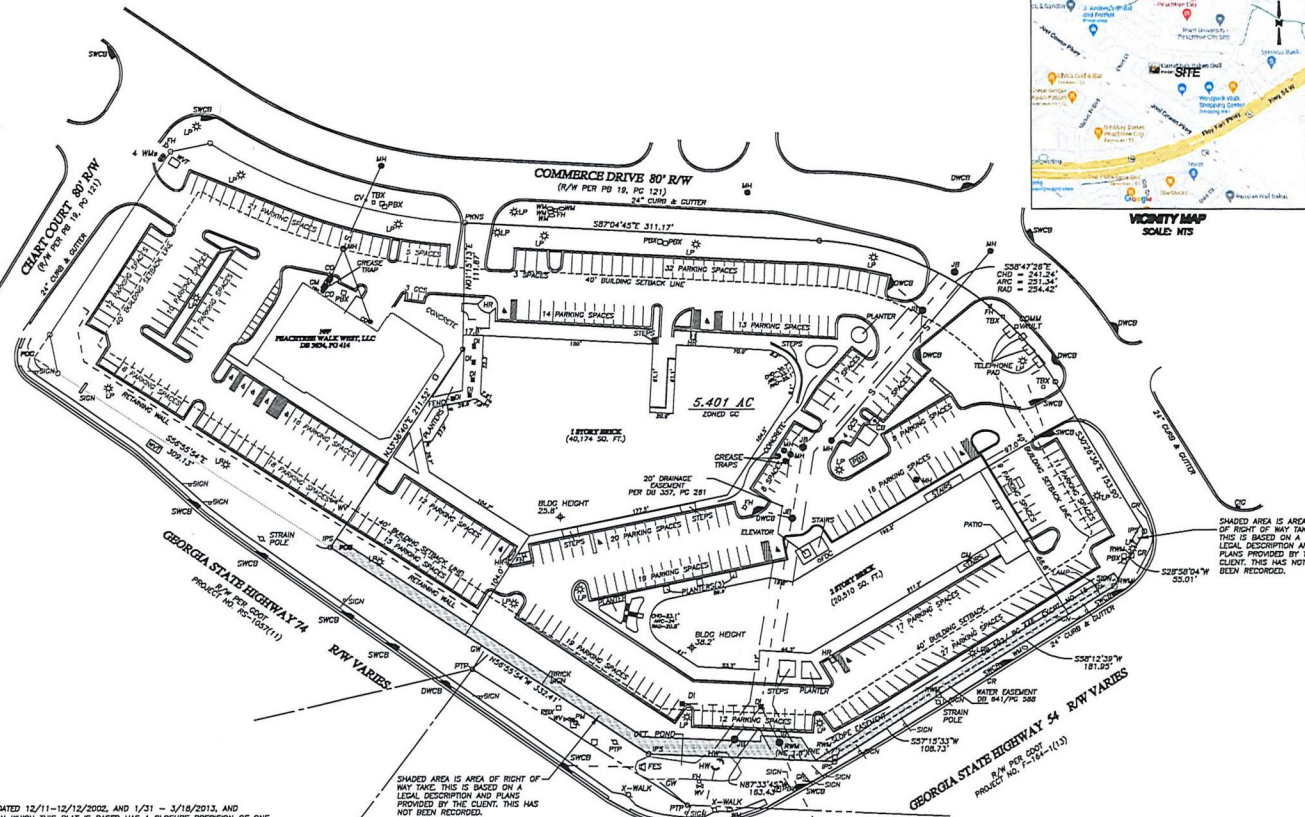
NCS-11-04712-CD22 COMMITMENT DATE: MAY 15, 2022 @ 8:00 AM SCHEDULE B,
SCHEDULE C

12. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 19, PAGE 121-122,
PATENT COMPANY, GEORGIA; RECORDS FOR REFERENCE.

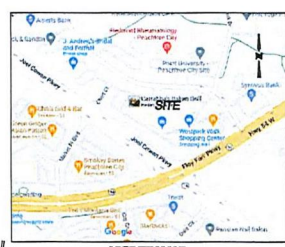
13. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 19, PAGE 121-122,
PATENT COMPANY, GEORGIA; RECORDS FOR REFERENCE.

14. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 19, PAGE 121-122,
APPROPRIATE RECORDS, PLAT USED FOR REFERENCE.

15. MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 19, PAGE 121-122,
DEED BY AND BETWEEN THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE
UNITED STATES, A NEW YORK CORPORATION AND EMBSAY AT PEACHTREE
CITY, GEORGIA LIMITED PARTNERSHIP, DATED SEPTEMBER 24, 1985, FILED IN DEED BOOK 357, PAGE 261, APPROPRIATE RECORDS, AFFECT SUBJECT PROPERTY AS
SHOWN.



SHADED AREA IS AREA
OF RIGHT OF WAY TAKE.
THIS IS BASED ON A
LEGAL DESCRIPTION AND
PLANS PROVIDED BY THE
CLIENT. THIS HAS NOT
BEEN RECORDED.



LEGEND

[illegible]

NOTES

[illegible]

PARKING CHART

GOLF CART - 4 SPACES
HANDICAP- 7 SPACES
REGULAR - 251 SPACES

TOTAL PARKING- 262 SPACES

2021 SURVEYORS ALTA CERTIFICATION
SURVEYORS ALTA CERTIFICATION

TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), NAME OF INSURER, IF KNOWN)
(NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2,
3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS
COMPLETED ON 8/1/2022 (DATE OF LAST FIELD WORK).

BRANDON C. REGISTER, PLS # 313
bregister@rochester-aaoc.com
Rochester and Associates, LLC.
LSF-000484 EXPIRATION 6/30/2024
www.rochester-aaoc.com

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FINANCING, CONFORMANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THE ENGINEER, THE UNDERSEALING LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-6-87.

BRANDON C. REGISTER, PLS # 3135 bregister@rochester-saac.com Rochester and Associates, LLC LSF-000404 EXPIRATION 6/30/2024 www.rochester-saac.com	DATE
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Rochester **DCCM**
286 Highway 314, Suite A, Fayetteville, GA 30214
770.718.0600 p | www.rochester-assoc.com

ALTA NPS'S LAND TITLE SURVEY
WPW LIMITED PARTNERSHIP

[illegible]

DATE: 01/31/2020
SCALE: 1" = 50'
JOB NO.: F200012/JA
DRAWN BY: BCR
DWG NO.: ALTA