



CITY COUNCIL OF PEACHTREE CITY
REVISED MEETING AGENDA
FEBRUARY 3, 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. Announcements, Awards, Special Recognition
- None
 - IV. Presentation
 1. Peachtree City Post Office Concerns (Billy Posey)
 - V. Public Comment
 - VI. Agenda Changes
 - VII. Minutes
 - January 20, 2022, Council Meeting Minutes
 - January 20, 2022, Executive Session Minutes
 - VIII. Consent Agenda
 1. Donation Acceptance of Motorized Wheelchair for the Peachtree City Library
 2. Acceptance of Multi-Use Path Easement- Panasonic
 - IX. Old Agenda Items
 - 07-19-C2 Intergovernmental Agreement and Design Criteria of Redwine Road Tunnel (King)
 - X. New Agenda Items
 - 02-22-01 Consider 2022 Paving Bid (Miller/Borkowski)
 - 02-22-02 Accept Bid from SAFEBuilt for Building Services (Cailloux)
 - 02-22-03 American Rescue Plan Funding Allocation (Strickland)
 - XI. Public Hearings
 - 02-22-04 Variance – Rear Setback – 104 Country Club Court (Cailloux)
 - 02-22-05 2022 Comprehensive Plan (Cailloux)
 - XII. Council/Staff Topics
 - XIII. Executive Session
 - XIV. Adjourn

**City Council of Peachtree City
Meeting Minutes
Thursday, January 20, 2022
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, January 20, 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

2022 State of the City Address

I'm Kim Learnard and I've been Mayor for two weeks.

I ran for Mayor because I'm passionate about preserving our Peachtree City quality of life. The five of us on Council have been busy meeting, getting to know each other, and making plans. It's important to remember we have a weak Mayor form of government, which means it is this body of five that makes the decisions. This is a knowledgeable, highly qualified Council and we are already collaborating on our priorities for this year and beyond.

*This is not my first term on Council, it is my third. I served as a PTC Council Member for eight years, from 2010-2017, before I term-limited out at that time. Starting in 2010, I worked hard to **balance our City budget** following the Great Recession. My fellow Council members and I scrutinized every line of every department, made cuts, froze hiring, raised the millage rate, and, later, restructured or paid off every one of our debt instruments. That paved the way for today's reasonable millage rate, 49 percent reserves, and zero debt. We are in a strong budget position.*

Our most valuable city asset is our employees, and this evening Council will be considering a new, comprehensive pay and benefit structure that brings Peachtree City into a strong competitive position among Georgia peer cities. With this proposal we have the opportunity to standardize our job classifications, increase minimum and maximum pay ranges to industry norms, and provide internal equity and external competitiveness. We intend to stay competitive in our pay and benefits. In my first few weeks as Mayor, my number one priority is to reach out to meet with the people and organizations that keep Peachtree City safe, healthy, green, productive, educated, and prosperous. I have enjoyed orientation with the CM and all department heads. I have met with my fellow Fayette County Mayors, each of our County Commissioners, school leaders, the Chamber, the Rotary Club, and the SCT. I have our Development Authority and GDOT on the calendar. I intend to forge positive, mutual relationships that work for all of us communitywide.

By March I plan to host a municipal summit in Peachtree City, and welcome elected officials and City Managers from all five Fayette cities, as well as our near neighbors to the west, Newnan, Sharpsburg and Senoia. I don't think this has been done before, but we all have a lot in common and have a lot to learn from one another. To share just one example, Newnan sustained a devastating tornado that tore through their historic district in March. Their storm disaster recovery was exemplary, and they have agreed to lead a brief discussion about storm disaster recovery. Fayetteville can speak to how they created a new City Center; other communities may focus on paths and trails; and every community has something to share.

But at the end of the day, it's all about the citizens. My philosophy is I cannot represent citizens if I don't hear from you, so with that in mind I've scheduled two Town Hall meetings to get us started.

The first Town Hall will be this Saturday, January 22, on the topic of City Communications. Now that we no longer receive a local newspaper on our driveways, we need understand how our citizens get information on what's going on in Peachtree City and whether we can improve. We'll be discussing the City website, social media, blogs, and other avenues. So join us from 9-11am in City Hall.

My second Town Hall will be on the topic of Recreation. On Saturday, Feb. 5 we will be discussing the state of our Recreational facilities and services as they reflect Peachtree City on a local, regional and national stage. It will be important to get people talking, and I look forward to a productive sharing of ideas and suggestions on everything from parks to pickleball, disk golf to the Peachtree City Athletic Complex, Kedron Fieldhouse and Aquatic Center, and everything in between. It is possible we will decide, as a result of these conversations that it's time to create a new Recreation Master Plan, as the last one was dated 2011.

In addition to improving communications and putting fresh eyes on our recreational facilities, we have a lot of work ahead of us in City Planning. This year we will be discussing a short-term rental ordinance, potentially a noise ordinance, and updating our Unified Development Ordinances. In 2022 we're due to complete our five-year Comprehensive Plan update. Council has already appointed our citizens Steering Committee and they are ready to get started; we will be soliciting public input on a number of fronts so watch for news and information and PARTICIPATE. The kickoff will be a workshop on Tuesday evening, February 1st at 6:30pm, open to the public.

The second half of that Feb. 1 workshop will be on the topic of the 2022 SPLOST. We have a current SPLOST, the one penny extra in sales tax that goes to fund local projects. The current SPLOST is a 6-year SPLOST that began the summer of 2017 and ends at the end of June, 2023. Therefore, the County has indicated there will be a SPLOST proposal on the ballot this November for a back-to-back SPLOST. That means cities and the County will be creating a new SPLOST projects list. Once again, our City Council has appointed a steering committee and their kickoff will be the Feb. 1 Workshop.

I want to talk a bit about a SPLOST. A SPLOST effort is citizen-driven. It is a transparent process; the list of projects is voter-approved. Out of 159 Georgia Counties, I believe 152 of them have a SPLOST. SPLOST monies come in part from people outside Fayette who come here to shop and dine. Which means we are paying into the SPLOST in other counties, when we shop or dine in Coweta, Henry, Fulton and others. And if we don't have a SPLOST, we're paying into theirs, but they are not paying into ours. The current SPLOST has funded the golf cart bridge over the Peachtree City spillway, allowed us to update Glenloch Pool and build a new Splash Pad, install restrooms at Line Creek Nature Center, create the seven-acre Spyglass Island Park and bridge, purchase 268 radios for Public Safety that are compliant with the County's upgraded 911 system, buy one replacement Fire Ladder Engine, replace one Ambulance, we added more golf cart paths and connections, and much more.

This year, based on Council input and citizen input that I received so far, Council will also be discussing and prioritizing safety on our paths, restoring some of our library hours, understanding what we want in terms of connectivity with our neighbors, more uses for the Fred, and the possibility of a Parks Commission, just to name a few.

My priorities as Mayor will center around Three "R's" - roads, redevelopment, and recreation.

Roads – Traffic solutions are a top priority! I expect Peachtree City to continue to cultivate positive working relationships with Fayette, Coweta, and Tyrone officials, and together we will work with GDOT to address the increasing congestion on Highway 54. In the meantime, we are referring to the POND Traffic Study and I foresee we will continue to implement improvements.

Redevelopment – Peachtree City is about built out! But there are some areas of the city that could be

much better utilized. Kmart and Huddleston Road come to mind. If Peachtree City is going to remain a leading city with a robust tax base and a bustling local economy, we need to introduce some new, dynamic options, attract young families, and create nightlife – quality of life for all of us! I look forward to finding ways to tie in the anticipated sewer plans for Huddleston Road with ideas for a food truck park, boutique retail, restaurants, brew pubs and community gathering spaces.

Recreation – I will renew our resolve to protect our beautiful greenspaces and look for opportunities to partner with the Southern Conservation Trust to not only protect our nature areas, but conserve land wherever possible. We must take the necessary steps to assure safety and usability for all, on our paths. And I support investing to maintain quality parks, paths, trails, and sports facilities. Peachtree City's amenities are what make us a standout.

In the next four years, you can trust that this Administration will be forward thinking in our governance, focusing on rebuilding unity, fostering cooperation, and preserving the unique character and traditions of our community.

I'm excited, Peachtree City, about all that lies ahead.

Public Comment

None

Agenda Changes

None

Minutes

King moved to approve the January 6, 2022, regular meeting and executive session minutes. Prebor seconded. Motion carried unanimously.

Quarterly Reports

No comments

Consent Agenda

1. CJCC Use of Force De-escalation Grant and FY2022 Budget Amendment

2. Budget Amendments- Fiscal Year 2021

3. Emergency Replacement - Bridlepath Lane Culvert and FY2022 Budget Amendment

Destadio moved to approve Consent Agenda items 1-3. Prebor seconded. Motion carried unanimously.

Old Agenda items

12-21-05 Compensation/Classification/Benefits Study Evaluation and Analysis

Learnard recalled that Council was treated to a thorough presentation at the December 16, 2021, meeting, but she asked if they needed to review the presentation or if they had questions for Director of Human Resources and Risk Management Ellece Brown?

Destadio said he had a few comments, noting that he read through the information package and watched video of the presentation and was impressed. He noted that the last time they conducted a pay and market analysis was in 2014 and said he was impressed that they surveyed 16 different communities, providing a thorough review of all the surrounding areas. They also conducted a benefit market analysis in addition to the compensation market analysis, and Destadio noted that benefits were often as important as salary when considering a job. The report stated that a compensation

package greater than 30% was considered high; Peachtree City's compensation package was 34%. That was another benefit for potential employees to consider.

The modified plan proposed by staff did not make any changes at all from the proposal by Management Advisory Group (MAG), Destadio stated. No salaries had been decreased, but the modified plan lowered the cost to the City.

For all those reasons, Destadio concluded, he thought it was well-prepared. The original plan from MAG was done very well, and the modified plan did not lose anything; it just lowered the cost.

Prebor wanted clarification on the statement that the modified plan did not change anything from MAG's proposal. City Manager Jon Rorie said he believed Destadio was referring to the fact that there were no changes to the health benefits, and Destadio said that was correct, adding that no one would lose wages or benefits.

Prebor noted that MAG's plan would cost \$1,058,000, while the modified plan would cost about \$650,000, although everyone would still get their raises it called for. Destadio said they were saying the same thing.

Destadio moved to approve Old Agenda item 12-21-05, Compensation/Classification/Benefits Study Evaluation and Analysis. King seconded. Motion carried unanimously.

New Agenda items

01-22-05 Appointment of Fayette County Library Board Member – Denise Stripling

Library Administrator Jill Prouty explained that the previous appointee, David Hill, had to resign with one year remaining in his four-year term. Prouty commented that they might ask why did they need someone on the Fayette County Library Board? Fayette County taxes helped support the County library in Fayetteville. Also, Peachtree City's membership in the Flint River Library System was dependent on Fayette County. That membership gave them access to the PINES Library system, which consisted of more than 300 libraries statewide. It also gave the Peachtree City Library access to State and Federal funding; last year, they received more than \$100,000 in grant money. Membership on the Library Board was crucial.

She was nominating Dr. Denise Stripling, a rheumatologist and lifelong reader who had lived in Peachtree City two and a half years. Prouty thanked her for stepping up when they needed somebody. She would also be a voice in regional governance. The Fayette County Library Board appointed one of its members to serve on the regional board in Griffin. This was a critical position, and Prouty said she looked forward to working with Stripling.

The Mayor also thanked Stripling for serving.

Caola moved to approve New Agenda item 01-22-05, appointment of Fayette County Library Board Member – Denise Stripling. Prebor seconded.

Destadio asked how many members were on the County Library Board? There was one from Peachtree City, one from Tyrone, one from Fayetteville, and two at-large, for five total, Prouty replied.

Motion carried unanimously.

01-22-06 Sign Moratorium Ordinance

City Attorney Ted Meeker said before them was an ordinance imposing a 45-day moratorium on the sign ordinance prior to adopting a new sign ordinance. Moratoria were typically used to provide a break point between an old and a new ordinance.

Destadio moved to approve New Agenda item 01-22-06, Sign Moratorium Ordinance. King seconded. Motion carried unanimously.

Council/Staff Topics

All Children's Playground construction progress update

Director of Recreation and Special Events Quinn Bledsoe said she had been working on this project for quite a while, and it was nice to see ground broken and know that things were happening. She showed an aerial photo of the old playground with the footprint of where the new playground would be right beside it. It would be larger than the old playground, she noted. How much? Destadio asked, and Bledsoe said about 800 to 1,000 square feet.

The project began by gathering a citizen advisory committee to brainstorm on what was needed. This involved a lot of homework, including trips to other cities to see what they had done. They spent a significant amount of time in Griffin, getting advice from the Public Services Director there, who was a well-respected person in the Georgia Recreation Department Association.

Relocating would provide more shade from the trees; the current playground was in the sun all day long. They also would have additional shade equipment.

This week, Bledsoe went on, grading had begun to ensure proper drainage. It was being done in-house. They had met with the representative from the vendor, Playworld Preferred, as well as the installer and City Engineer Dave Borkowski, and they were on target to get it where it needed to be in order for installation to begin.

Destadio asked about a footnote on the bottom of the photo that said "option with pavilion." Bledsoe said that was left over from an old plan. At one time, they talked about tearing down the existing pavilion, but that would be cost-prohibitive.

She presented a rendering showing what the playground would look like. The original bid was \$435,000, which was what they had budgeted. They liked the playground itself, but felt it needed more shade. There were three comments she had heard from users of the playground: need more shade, more seating, and the ramp provided for special needs children was good, but once they got to the higher level, they could do nothing. They were dedicated to providing inclusive play—there would be many things that all children could enjoy. She showed another view from the swing side that included some of the interior equipment. Imagination play was a trend in recreation, and there were a couple of small houses for that in the small children's area, but there were active play features, as well.

The estimated ship date was January 24, with arrival set for the first week of February. There would be three tractor trailer loads of equipment parked in the lot at All Children's Playground, so they would lose a little parking temporarily. Installation was set to start in mid-February. Bledsoe explained that the installers were, like many construction firms, a little behind right now, but Playworld had used them before, and she had rather wait a few weeks and get someone that was good and familiar with the equipment. Construction was estimated to take eight to 10 weeks. Most of that would be for the shade structures and the requirements for the wind loads. The footings for the shade structures had to be deep and large and would probably take up the majority of the installation time. Because it was right by the lake, there was a water table to deal with, so that required some consideration as well.

She again said that shade had been important all along. When they got the first diagrams back, they loved the equipment, but there was not enough shade. She came back to Council late last year and asked for and received \$45,000 for additional shade and seating.

Bledsoe said she could not wait for May to come but realized there would be weather delays. There were certain weather conditions they needed for certain things.

King asked if they were still looking at closing the playground for two weeks? They had built a path over to the right, and it would never be blocked, Bledsoe reported, so there should be access to the playground the entire time. There would be no closure.

Caola asked if the old equipment could be re-purposed for use at some of the City's other playgrounds? She mentioned the little airplane specifically. Bledsoe said they would certainly look at that but noted that they had replaced the airplane four times in the last 10 years, so she could not recommend re-purposing it, but they would see what they could do with the other equipment.

Destadio said they visited some playgrounds in Newnan while on a trip with the Mayor, and the shade coverings were mildewed. Were they putting up shade coverings that could be cleaned so there wouldn't be a problem with mildew? They would be standard shade sails like they had at the splash pad and at several picnic pavilions, Bledsoe noted, and could be pressure washed and had a 10-year warranty against fading and tearing. Would they mildew? Destadio asked. Bledsoe said it depended on how much sun they got, and these would be out in full sun all day. He asked about the color, and she replied they would be a medium blue, but there was a darker shade available. Destadio explained the ones they saw were tan and were dark with mildew.

What surface was being used? Destadio went on. It was a bonded rubber surface, Bledsoe replied. She said the one they had now was called pour in place. It was a little different application and could be resurfaced every year to protect from water intrusion, which was the number one cause of failure. The benefits of the rubber surface were one of things they discussed in Griffin. Destadio said he had heard people complain of electric shocks at the playground, but Bledsoe said that occurred with they put the turf grass in over the pour in place. They combated the static electricity by spraying fabric softener on the turf.

Destadio said he had put a lot of playgrounds in at schools and knew there were requirements that the installer be certified for special needs uses. Bledsoe said they required those certifications, and that was one of the reasons they would be waiting for this installer.

What would happen to the old park? Learnard asked. It would be dismantled, and the equipment re-purposed if possible. The City Manager would have to answer questions about how the space would then be used. Bledsoe said she knew a bridge between All Children's Playground and Drake Field was going in. They intended to sod the area, and it would be green space.

King moved to adjourn to executive session at 7:05 p.m. to discuss personnel and pending or threatened litigation. Destadio seconded. Motion carried unanimously.

King moved to reconvene in regular session at 7:33 p.m. Prebor seconded. Motion carried unanimously.

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

The meeting adjourned at 7:33 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 

FROM: Jill Prouty, Library Administrator

DATE: January 20, 2022

SUBJECT: Donation Acceptance of Motorized Wheelchair for Peachtree City Library
February 3, 2022, City Council Consent Agenda

Recommendation:

Accept a donation of a Jazzy Elite ES Portable motorized wheelchair (#JD431719321 C60) from Fayette County resident Joseph Rafalowski.

Discussion:

Peachtree City Library normally has two motorized scooters available for people with mobility issues to use when they visit the library. One of the scooters is over 20 years old and is no longer operational or serviceable due to the discontinuation of parts. The donation of the Jazzy motorized wheelchair would, once again, make two options available for patrons.

Budget Impact:

There is no immediate budget impact as the Jazzy is like-new and in excellent condition. Future servicing would be budgeted in FY23 forward and be minimal.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan Rorie, City Manager 
Justin Strickland, Assistant City Manager/Public Services Director 
Paul Salvatore, Financial Services Director 

FROM: David A. Borkowski, P.E., City Engineer 

DATE: January 25, 2022

SUBJECT: Acceptance of Multi-use Path Easement – Panasonic
February 3, 2022, *City Council Meeting*

Recommendation:

Accept the dedication of a multi-use path easement from Panasonic for the amount of \$5,000 and authorize Staff to complete the necessary closing procedures.

Discussion:

Staff has been working with the Georgia Department of Transportation, Sany and Panasonic to implement a multi-use path crossing on SR 74 at Dividend Drive. The City has received a permit for an at-grade crossing at this intersection, and the path along the sewer easement to the rear of the aforementioned properties has also been constructed. The City will begin construction of the path from the SR 74/Dividend Drive intersection to the existing trail behind Panasonic when both easements have all been procured (verbal agreement on Sany purchase).

We have now received the executed easement for the Panasonic portion of the proposed path. Staff recommends that the Council accept the easement for the amount of \$5,000.

Budget Impact:

There are adequate funds available in Public Works Cart Path Resurfacing (100-4100-531173).

Attachment – Deed.

After recording, return to:

**City Engineer
Peachtree City
209 McIntosh Trail
Peachtree City, Georgia 30269**

DEED OF EASEMENT

This Multi-use Path Easement is given this ____ day of _____ 2022, by Panasonic Corporation of North America (hereinafter "Grantor") to the City of Peachtree City, a political subdivision of the State of Georgia (hereinafter "Grantee").

WITNESSETH

WHEREAS, The Grantor is the owner of that certain tract of land lying and being in Land Lot 47 of the 6th District of Fayette County, Georgia; being described by deed, recorded in Plat Book 1244 Pages 229-233, Records of Fayette County, Georgia and further described therein, and;

WHEREAS, The Grantee has requested that the Grantor grant and convey to the Grantee a permanent multi-use path easement across a portion of the property of the Grantor for the purpose of constructing and maintaining a multi-use path.

NOW, THEREFORE, for and in consideration of the sum of \$5,000.00 (five thousand dollars) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys to Grantee, its successors and assigns, an easement for the purpose of constructing and maintaining a multi-use path across the above-referenced property of Grantor according to the terms and provisions set forth below:

PERMANENT EASEMENT: Grantor grants to Grantee a permanent easement to construct and maintain a multi-use path, together with the right to continually inspect and repair same, which shall include the right to conduct non-destructive archeological and environmental studies and testing and the reasonable right of access to such permanent easement area as necessary for repair and maintenance.

Said permanent easement is shown as a shaded area on the plat titled "Cart Path Easement Exhibit A", prepared by W.D. Gray and Associates, Inc., dated 7/15/2021 and attached hereto and made a part of this deed as Exhibit "A". Said permanent easement consists of 6,457.5 ± square feet or 0.148 acres more or less, and being more particularly described in the Legal Description attached hereto as Exhibit "B" and incorporated herein by express reference.

For the purposes of this easement, the term "multi-use path" shall be defined as a path for pedestrians, pets controlled by leashes, non-motorized vehicles, bicycles, and golf carts, and shall additionally include such other uses as are allowed by Grantee in its general ordinances applicable to all multi-use paths in the City of Peachtree City.

To the extent permitted by Georgia Law and any other applicable law, Grantee agrees to indemnify Grantor and its successors and assigns for any and all liability associated with the use of the multi-use path by the public.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of this day and the year first written above.

ATTEST: Panasonic Corporation of North America

By: _____
Printed Name

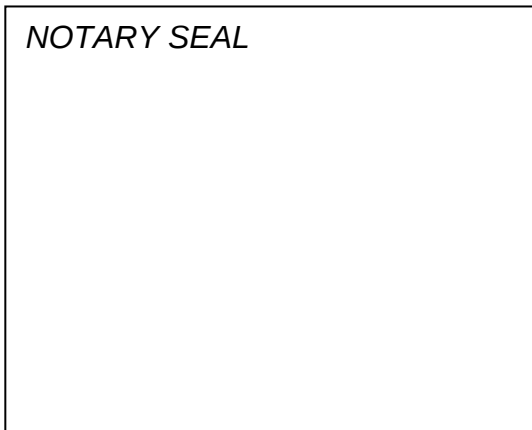
Signature

NOTARY:

Printed name

Signature

My Commission expires:



Signed, sealed and delivered,
In the presence of

Witness

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council Members

VIA: Jonathan N. Rorie, City Manager *Jonathan N. Rorie*
Paul Salvatore, Financial Services Director *PS*

FROM: Jonathan Miller, El Civil Engineer *David A. Borkowski* for, J.M.

DATE: January 27, 2022

SUBJECT: 2022 Paving Bid Award
February 3, 2022 City Council Meeting

Recommendation:

Award the 2022 paving bid to Atlanta Paving and Concrete in the amount of **\$5,993,994.13**.

Discussion:

Staff solicited bids from several paving companies. Bids were opened on January 20, 2022 and are as follows:

ATL PAVING & CONC	\$5,993,994.13
BLOUNT	\$6,593,651.23
CW MATTHEWS	\$7,432,760.25

Staff has reviewed the references and bid documents provided by Atlanta Paving and Concrete and finds them acceptable.

Budget Impact:

There are sufficient funds available in the SPLOST Program (Account 321-4220-541400-SP17-001) and CIP for Paving (Account 335-4100-522270) for this Project.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager

FROM: Robin Bechtel Cailloux, AICP
Planning & Development Director

DATE: February 2, 2022 REVISED

REQUEST: Accept Bid from SAFEBuilt for Building Services
February 3, 2022 City Council Agenda

Recommendation:

Staff recommends that Council award the contract for Building services to SAFEBuilt as presented in their proposal, and that funding be provided in the amount of \$89,600 to fund a new contracted position from SAFEBuilt for the provision of a Zoning Technician.

Discussion:

The Building Services department is outsourced to a third party contractor, which is currently SAFEBuilt. The City issued a Request for Proposals (RFP) in Quarter 4 of 2021 and received five responses. Each of these were rated, and the top scoring companies were interviewed. SAFEBuilt was selected based on a combination of their cost proposal, their experience with the City, and the depth and experience of their staff.

The City then requested a quote for a to add a temporary Zoning Technician. This person will help the Planning Department manage reoccurring tasks and walk-in requests, thereby allowing existing staff to focus their time on managing the Comprehensive Plan Update and the Unified Development Ordinance projects. The quoted amount of \$89,600 is in line with the costs the City would incur in salary and benefits if this position was added as a City employee.

Budget Impacts:

The new contract will increase the City's share of revenue received from building permits and plan reviews. Therefore, the expenses will likely be reduced or remain the same as currently budgeted, depending on the volume of permits issued.

\$89,600 will be appropriated from the General Fund Surplus Carryover to the Planning Department Contractual Services account.



Friday, January 28, 2022

The City of Peachtree City
ATTN: Robin Cailloux, Planning & Development Director
151 Willowbend Road
Peachtree City, GA 30269

RE: Addition to RFP #22-101PPL, Building Department Services and Erosion Control Review and Inspections

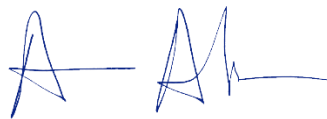
Dear Ms. Cailloux,

As requested, SAFEbuilt Georgia, LLC (SAFEbuilt) takes this opportunity to include an addition to our submittal in response to RFP #22-101PPL, Building Department Services and Erosion Control Review and Inspections (submittal due date of Thursday, October 28, 2021). In addition to the services requested by the original solicitation, we will also include a full-time Planning & Zoning Technician for the lump sum fee of \$89,600.00 annually. If you have any questions or need additional information provided, please feel free to contact me at 470.557.1320 or by email at rmccollum@safebuilt.com.

Sincerely,



Mr. Ringo McCollum, Account Manager
SAFEbuilt Georgia, LLC



Mr. Avner Alkhas, Chief Financial Officer
(Authorized Signer)
SAFEbuilt, LLC

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 22-12

DATE 02/03/2022

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2022 Budget Resolution to allocate Funds for Planning Tech provided through Safebuilt Contract.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Jonathan N. Rorie, City Manager 
Paul Salvatore, Financial Services Director

FROM: Justin Strickland, Assistant City Manager/Public Services Director

DATE: February 1, 2022

SUBJECT: American Rescue Plan Funding Allocation
February 3, 2022 City Council Meeting

Recommendation:

Staff recommends that Council allocate American Rescue Plan (ARP) federal funding for the federally approved spending categories listed below.

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 revenue loss relief, and/or invest in local infrastructure. The final rule for ARP is effective on April 1, 2022. The final rule provides guidance on approved uses of funds. Peachtree City has been allocated \$13,526,985.00. The funds must be allocated by December 21, 2024 and spent by December 31, 2026. The City has allocated and spent \$305,625 of ARP funding to date for an employee acknowledgement and wellness program.

Staff, after thorough research, is recommending the following allocations for the City of Peachtree City's remaining ARP funding of \$13,196,364.96:

- Water and Sewer Infrastructure: 50%
- Stormwater Infrastructure: 40%
- Contingency: 10%

Budget Impact:

Fund appropriations will be for Fund 230, American Rescue Plan Fund.

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: January 26, 2022

SUBJECT: Public Hearing: Consider Variance Request, R-15-C Zoning Rear Setback Requirement, 104 Country Club Court
February 3, 2022 City Council Meeting

Discussion:

The Applicant is requesting relief in the form of a variance from the rear setback requirement [Section 1001.4(i)] of the R-15, One-Family Residential zoning district which requires a minimum rear building setback of 30 feet. The Applicant proposes to construct a pool pavilion, encroaching into the rear setback by approximately 23 feet. The existing home is in compliance with other R-15 setbacks.

The subject property is one of five around the County Club Court cul-de-sac. The rear yard backs up to the Flat Creek Golf Course service barn and storage lot. See Figure 1 for an aerial photograph showing the proximity to the service barn.

The City has issued a permit for a pool that is currently under construction. The location of the proposed pool cabana was purposefully selected to hide the view of the golf course service barn from the applicant's home. See Figure 2 for photo of the view of the service barn from the applicant's property.

As part of the application, the Applicant has included a justification narrative, site plans showing the proposed improvement in relation to the rear property line, photos, and letters from adjacent property owners including the Flat Creek Golf Course.



Figure 1: Aerial photo of the property showing relation to golf course service barn



Figure 2: View from rear deck of 104 Country Club Court

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 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

- (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: The property's surrounding and location creates a special circumstance that is applicable only to this lot in the subdivision. It's proximity to the service barn is unique to this lot.

- (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: There is no evidence of practical difficulties of unnecessary hardships created by the strict interpretation of the ordinance.

- (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: The lot's proximity to the service barn, combined with the topography on the lot, prevents the property owner from enjoying the privacy of their rear yard enjoyed by their neighbors.

- (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 not constitute the granting of a special privilege inconsistent with the unique circumstances and limitations of this lot.

- (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 by the proposed structure.

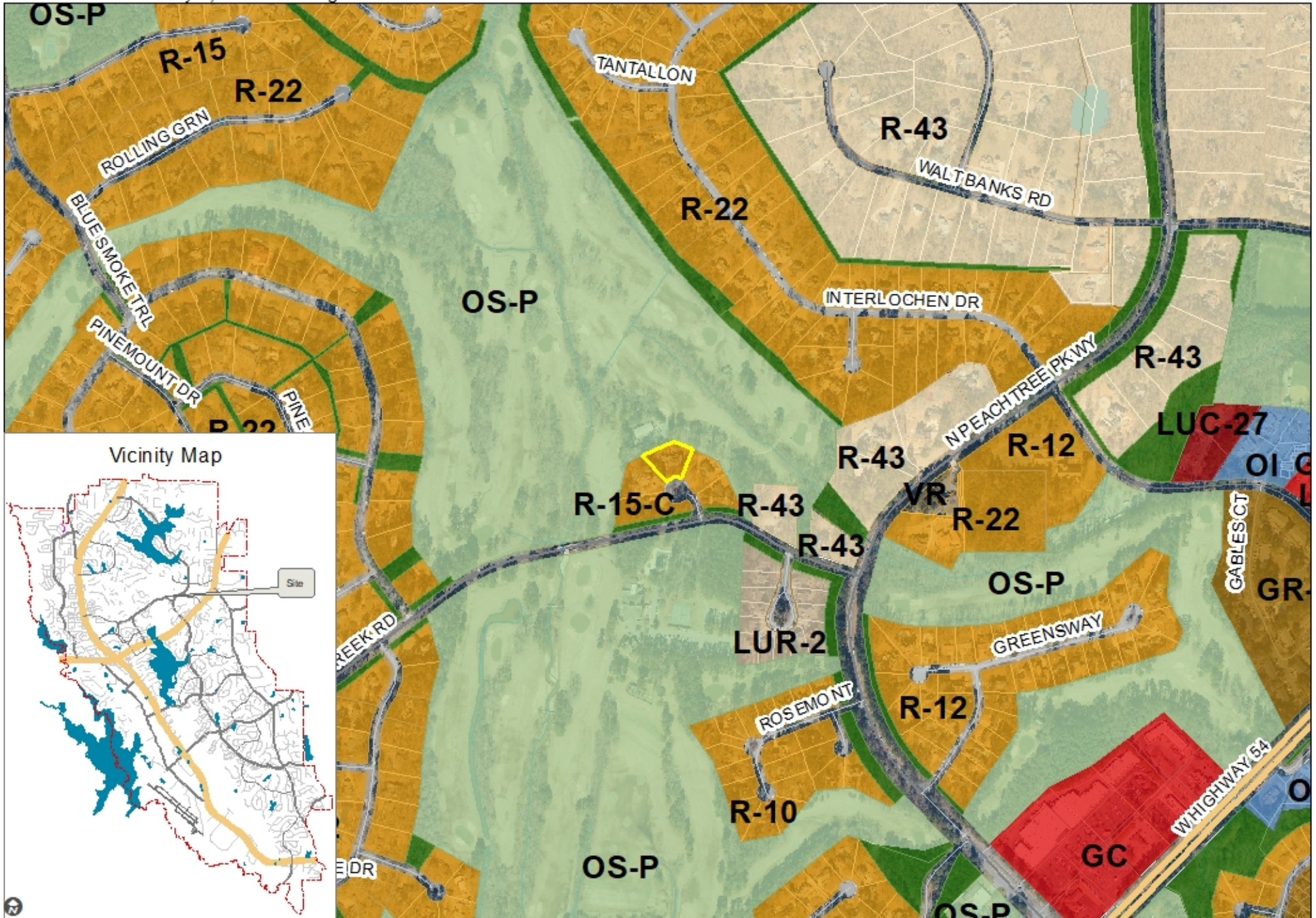
- (f) *The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.*

Staff Comment: Granting of the variance would not create any significant inconsistencies with the Comprehensive Plan, which encourages protecting the character of existing neighborhoods and investments into properties.

Budget Impacts:

There are no budget impacts created by the request.

ATTACHMENTS



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

Applicant Response: Special circumstances applicable to the surroundings denies the property privileges due to the lack of curb appeal of the Flat Creek golf course maintenance building located behind the owner's house. This property is not kept to the standard of the neighborhood and we are requesting a 23-foot variance to build an outdoor pavilion to enhance the curb appeal, block the unmaintained maintenance building and plant trees to reduce the noise level in the neighborhood. We are also willing to remove the existing rotted fence and install a fence with trees to enhance the appeal of not only the neighborhood but also the Flat Creek golf course.

- 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

Applicant Response: There would be no practical difficulties or unnecessary hardships. Our objective is the enhance the value of the property to the standards of Peachtree City and overall, the surroundings of the neighborhood and golf course.

- 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

Applicant Response: The extraordinary circumstances and conditions applicable to the property would be that there are limited to no other properties in Peachtree City that have a golf course maintenance center located directly in their backyard. The property around the maintenance center has not been maintained and we would like to visually enhance the property, neighborhood and golf course while also reducing the noise level from the maintenance center.

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

Applicant Response: Yes, understood and agreed.

- 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 with the property is located.

Applicant Response: Yes, understood and agreed. Overall, it would reduce the potential of injuries due to the removal of the dilapidated fence.

- f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

Applicant Response: Yes, understood and agreed. Such variance would create consistencies with the standards of Peachtree City to enhance our neighborhoods.



POOL DESIGN
 THE
 FENCE
 04 Country Club Court