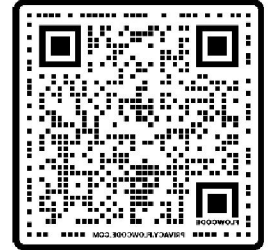




**CITY COUNCIL OF PEACHTREE CITY**  
**REVISED MEETING AGENDA**  
**JANUARY 19, 2023**  
**6:30 p.m.**

**Peachtree City**  
**Mayor & City Council**  
Kim Learnard, Mayor  
Phil Prebor, Mayor Pro Tem  
Mike King, Post 2  
Clint Holland, Post 3  
Frank Destadio, Post 4

SCAN FOR AGENDA PACKET



- I. Call to Order
- II. Pledge of Allegiance
- III. Announcements, Awards, Special Recognition
- IV. 2023 State of the City Address
- V. Public Comment
- VI. Agenda Changes
- VII. Minutes
  - December 15, 2022, Regular Meeting Minutes
  - December 15, 2022, Executive Session Minutes
- VIII. Quarterly Reports
- IX. Consent Agenda
  - 1. Resolution # 01192023-CA1 Call for election and setting of qualifying fees
  - 2. Legal Organ – Fayette County News
  - 3. FY-23 Budget Amendment- Lake Peachtree HOA donation for Lake Peachtree fish restock
  - 4. FY-23 Budget Amendment – Insurance Reimbursement – Lightning damage
  - 5. Acceptance of the GMC Proposal for Professional Services for the Unified Development Ordinance(UDO)
  - 6. Proposal to change GIS Technician position to a second GIS Analyst position
- X. Old Agenda Items
  - 11-22-03 Variance – Transitional Yard Buffer – 100 McWilliams Drive (Cailloux)
- XI. New Agenda Items
  - 01-23-01 Resolution #01192023-NA1 Kelly Drive Road Abandonment and Disposal (Meeker)
- XII. Public Hearings
  - 01-23-02 ~~Variance Request – 319 N. Peachtree Parkway – Front Yard Fence Requirements~~  
**Applicant requested postponement due to illness**
  - 01-23-03 Rezoning for 949, 951, 975, 976, 986, 1000, and 1001 Crosstown Drive and 555 – 575 Hwy 74 S from GI and LI Industrial to GC General Commercial (Cailloux)
- XIII. Council/Staff Topics
  - 1. Updated Branding Initiatives – The Fred Amphitheater (Laura Valente of Premier Events Live)
- XIV. Executive Session
- XV. 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, December 15, 2022**  
**6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, December 15, 2022. 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.

Magistrate Court Judge Kathy Valencia administered the oath of office to new Post 3 Council Member Clinton Holland.

King nominated Prebor, a Council Member of seven years, to serve as Mayor Pro Tempore. Destadio seconded. Motion carried unanimously. Learnard administered the oath of office to Prebor.

**Announcements, Awards, Special Recognition**

None

**Public Comment**

Suzanne Brown distributed copies of her remarks to Council members and provided a copy to be read into the record. Copies of her remarks are available for viewing at City Hall.

**Agenda Changes**

None

**Minutes**

**December 1, 2022, Regular Meeting Minutes**

King moved to approve the December 1, 2022, Regular Meeting Minutes and the December 1, 2022 Executive Session minutes. Prebor seconded. Motion carried unanimously.

**Consent Agenda**

- 1. Renewal of Insurance Brokerage Services**
- 2. Resolution #12152022-CA2 Indemnification of Public Officials**
- 3. Appointment of Public Facilities Authority Board Members**
- 4. FY2023 Budget Amendments – Police Software/Hardware Expansion**
- 5. FY2023 Budget Amendment – Hotel Motel Tax**
- 6. FY2023 Budget Amendment- Hockey Association Donation**
- 7. FY2023 Budget Amendment- BMX LED Light Upgrades**
- 8. Award the 506 Rose Down Trace N Drainage Improvements**
- 9. Award Tree Trimming and Removal Services to Total Outdoors**
- 10. Authorize the Adjustment of Work Hours and Pay Period for Fire Dept. Shift Employees**

Destadio moved to accept Consent Agenda items 1-10. Prebor seconded. Motion carried unanimously.

**Old Agenda items**

None

**New Agenda items**

**12-22-03      Consider GMP proposal from Kiewit – SR54 and Lake Peachtree Path Bridge Replacement**

City Engineer Dave Borkowski said he and representatives from Kiewit Construction and the engineering firm of Moffatt & Nichol would be making this presentation. This was a project of the 2017 Special Purpose Local Option Sales Tax (SPLOST). There was a competitive bid process for the design/build contract, and Borkowski explained Kiewit was selected based on qualifications as well as a fixed fee percentage.

This project had been on hold for a while, Borkowski noted, because they wanted to finish the Gateway Bridge project, which Kiewit also did. There were also challenges involved in detouring cart traffic, which required coordinating with the Georgia Department of Transportation (GDOT) to get permission to move the detour to the shoulder of SR 54 with protective concrete barriers.



Borkowski introduced Scott Caples, an engineer with Moffat & Nichol, to go over information about the project and to answer questions. Caples said they were working with Kiewit. The current bridge was built around 1990 and was a concrete beam structure with precast double-stem Ts. There were four spans of 40 feet each for a total length of 160 feet. It was just seven feet wide, which was only enough for one-way travel.

The primary goal was to create a wider bridge of 12 feet that could accommodate two-way traffic. The beams on the existing structure cannot be widened, he explained. They recommended installing a new superstructure with a pre-fabricated steel truss which would give it a similar look to other path structures in the city, especially to the spillway structure. Eliminating the center bent would keep Kiewit from working in the water, he noted, then presented the proposed plan and elevation views.

Coordinating with GDOT would be one of the biggest challenges, Caples remarked, because they wanted to move cart traffic to the eastbound shoulder during construction and that would require issuance of an Encroachment Permit through GDOT. There might be a few short-term path closures, but the intent was to keep it open throughout construction. He acknowledged that cost was always a concern, but the proposal would allow Kiewit to get in and out as quickly as possible and to stay out of the water.

The cost was approximately \$1.9 million, said Borkowski, and that was a guaranteed maximum price that included everything—design, permits, and construction. There was adequate funding in the SPLOST, which totaled \$45 million, plus excess revenues that exceeded projections and could be transferred into this project.

He asked if Council had any questions? King wondered how long the path would be closed, and Kiewit's Jeff Brown said the entire project would take about 20 weeks. Within those 20 weeks, there would be a few times the path would be closed. They were trying to do it at night, and he estimated it would be about 18 nights, but it could be 11 nights and seven times during the day. This was for pile placement.

Would there be only two pylons? Destadio asked. They were showing three piles per bent, Brown replied, but they could possibly get it down to two. When they talked about being "in the water," Destadio commented, he said he assumed they did not mean actually in the water because that would require a permit from the Corps of Engineers since an active stream flowed through the lake. That was correct, Brown replied; they would work from the banks.

Holland saw that the first page of the staff report said the cost would be just under \$2 million, but the funding on the next page said \$1.6 million. Why? Finance Director Paul Salvatore said the \$1.6 million was supplemental to what was already in the SPLOST budget, which was \$539,000.

Prebor said he had asked Interim City Manager Justin Strickland earlier in the week about the two proposed styles and why one cost more than the other? Strickland remarked that Caples believed this would be cheaper than going with a higher truss. Caples affirmed this, saying a low profile would be more cost effective and provide better aesthetics. They did not want the top of the truss sitting above where the timber rail was today. If they wanted a single-span bridge, they would need a truss 10 to 12 feet high; that would require a crane and be much heavier.

Prebor remarked that he liked the idea that this bridge could be cheaper than projected. He asked how deep would the pilings need to go down? and Caples said about 40 feet.

Would the pilings need to be made of any special materials because of the type of water or would they be an encased style? Holland inquired. They would not be encased, Brown said; they were steel H piles like what was on the SR 54 bridge and would have a protective coating from the water line on down. Was that in the proposal? Holland wondered, and Borkowski said it was not expensive.

Learnard wanted to know how long they thought it would take to get the permits from GDOT? Caples explained they would have to let GDOT know what they planned to do, since this was not a GDOT project, then replied that he could not begin to venture a guess. The Mayor wondered how different would the elevation of the handrail be from what was there now? Caples replied it would be a couple of inches higher.

Destadio moved to approve New Agenda item 12-22-03, GMP proposal from Kiewit – SR54 and Lake Peachtree Path Bridge Replacement and the attached budget amendment at a cost not to exceed \$1,996,693. Prebor seconded. Motion carried unanimously.

#### **12-22-04      Consider Findings of Hearing Officer in Ethics Complaint XIII**

Learnard recused herself from this discussion and left the meeting room.

King said they would have to vote whether or not they would accept the findings of the hearings officer in an ethics complaint filed against the Mayor. They had three options:

1. Accept the findings and recommendations of the hearing officer;
2. Accept the findings of fact and reject the recommendation, instead substituting their own discipline; or
3. (which required a supermajority vote) Reject the findings and recommendations and either:
  - a) Dismiss the complaint; or
  - b) Conduct a hearing to determine alternate findings and recommendations.

The findings were, King stated:

1. Complaint was not filed in accordance with the requirements of Section 62-73 (d) and (e);
2. Complaint was not justified.

King moved to accept the findings of the investigating officer. Destadio seconded.

Destadio read a prepared statement:

*Like all of us on the dais here tonight, I have read the Hearing Officer's summary several times and was initially concerned that the citizens who have not read it would believe things were just being whitewashed. I would like to make it clear that is not the case. While it is true, the Hearing Officer, as a matter of principle, did state and point out some errors in the submittal, such as the complainant did not submit a sworn affidavit form and used the incorrect State law in her justification for the complaint. Nonetheless, he quickly proceeded, in my opinion, to review the complaint and to perform an investigation with the data he collected. I therefore believe he drew a conclusion based on the facts he had and what his investigation determined, and the law as written.*

*Any citizen has the right to challenge any action we take as your elected officials. While you do not have to hire an attorney, obtaining some legal advice would be highly recommended for your own*

*peace of mind and to make sure your complaints cover all the bases required by law.*

Holland, too, had a statement:

*Since this is my first meeting and a City Council member, and this ethics complaint is a serious matter, I felt it necessary to write my thoughts down for the official record, and I will be pleased to give a copy of this statement to the City Clerk for inclusions in this meeting's minutes.*

*The questions and concerns surround the ethics complaint and subsequent legal response before us centers around full disclosure. I live by my principles of honesty and openness, and I campaigned on personal transparency along with the need for transparency in govern.*

*Today is my first test for transparency, and I want to disclose that the citizen who filed the complaint against Mayor Learnard, Suzanne Brown, did make two financial contributions to my political campaign a month or so after she issued the official ethics complaint against the mayor.*

*Therefore, I choose to take the high road and stick to my core principles, not only for myself, but for good governance for Peachtree City. I listened to our constituents who have made it clear that they expect open, honest, and transparent government.*

*So, I could easily recuse myself based on the previous discussion, but I felt it is necessary to be true to my guiding principles and will vote my conscience when asked.*

City Clerk Yasmin Julio asked that King re-state his motion. He moved that they accept the recommendations of the investigating officer and that the ethics complaint be dismissed. Destadio seconded the motion.

Prebor asked City Attorney Ted Meeker to explain the difference in the findings between the complaint not being filed in accordance with the law and the complaint not being justified. Meeker said it spoke for itself. It was ultimately Council's decision to make about whether they would accept or reject that.

The motion carried 3-1, with Destadio, King, and Prebor voting in favor, and Holland voting against.

### **Council/Staff Topics**

#### **1. Consider Roadway Sign Design Alternatives – 54/74 DLT Project**

Borkowski reminded Council they had previously authorized the design of possible enhancements to the signage for the SR 54/74 displaced left turn (DLT) project. Tonight, he would present several options and get direction from Council on which alternative to design. They would not be considering traffic design alternatives, signal design, or construction costs. He was not going to present a final construction cost either, only their opinion of the final cost, because the final cost could not be calculated since the design was not complete. They did not know what the material of the supports would be; that was what they were now asking Council.

He turned it over to Keith Strickland, no relation to the interim City Manager, an engineer with Stantec Consulting Services, noting that Council had been sent renderings of the proposals, but he had some background information that could perhaps help their decision. They were looking at overhead signs for northbound and southbound SR 74 as it approached the intersection. Strickland showed a sign at a DLT in Dawson County, saying this was what was proposed in the construction document. This was a 100-foot span structure; on 74, one structure would be 133 feet in length and the other would span 160 feet. He then displayed a signal structure for another DLT in Snellville and noted that staff expressed some interest in the type of columns used.

Three proposed design concepts for truss structures were shown on the next slide. Concept one was a typical Pratt truss structure, similar to most of the cart path structures. Destadio asked again about the length of the spans, and Strickland replied that the one on the northbound side was 133 feet and southbound was 160. All the concepts were drawn at the northbound location.

Concept two showed a curved Pratt truss, very similar, except the upper chord had a slight curve. The third concept was called a bowstring truss, which Strickland said was a cleaner type of truss, but it did not mimic the path structures like the other two.

Another photo showed potential variations in the columns that would support the trusses. Of the six examples, all were rectangular except for one that was an oval column on a rectangular base. Another slide illustrated lighting options for the signs that could go on the columns. There was another slide that showed the different types of materials available for the columns. The first was stamped concrete with a colored concrete accent. Two others had stamped concrete, with stone veneer also used on the third column base. The others were brick veneer on stone veneer bases. The rendering showed different toppings, including a dome and others with flat toppings.

They would know more about the cost when Council had chosen the styles and materials, but Strickland said he could share some estimates. The original GDOT overhead structures were \$145,000 and \$170,000. The estimate for concept one at \$300,000 per structure for the steel truss, and \$250,000 each for the structural supports. It would be \$120,000 for architectural treatments, primarily for the brick or stone veneer. Lighting would be \$50,000 per structure. There was a need for utility relocations on the northbound structure because the current support structure was as close as allowed to a Georgia Power easement. If they increased the size of the support structure, it would require moving the Georgia Power line at a cost of \$50,000 to \$70,000. Council had already approved \$144,500 for engineering to Stantec. The total estimated preliminary cost of both structures would be \$1.7 million, Strickland stated, asking Council if they had questions.

Prebor noted that he was against the custom design when they first talked about it, adding that it was \$1.4 million then. He said he would like the stamped concrete if they did this, but noted Council should remember there would have a down payment on a golf cart path bridge due at that point.

Learnard reminded him they were not there to debate whether or not to go through with this; they were just there to choose materials. Prebor agreed and again said he liked the stamped concrete.

It was almost too much to think about, Learnard remarked. They were talking about base, columns, truss, lighting, materials, and the cap. Did they need to start from scratch? They had something established at the Partners Pizza bridge already, she pointed out, adding that they could debate the choices all night long.

Learnard said she liked the stamped concrete column with the brick veneer base and a pointed cap on top, with the truss shown on concept two, but would be okay with concept one. She said she liked the lighting shown on the second column, and Prebor added that it looked like the lighting on the Partners bridge. Learnard stated they had identified preferences for the base, truss, column, lighting, and a cap.

Holland said he would like to see the options a little closer before he stated his preferences, and the Interim City Manager Strickland asked if he received the PowerPoint prior to the meeting? Destadio said he did not like the project, but he liked the stamped concrete better than anything and would accept the Mayor's choices.

Learnard asked Stantec's Strickland and Borkowski if that was the information they needed? Prebor stated he and Holland wanted to look at it some more, but Learnard said they needed to move ahead. If there was anything they wanted to change later, they could do it. She went over the choices again, saying she liked the third column with the fifth column's top, a stone veneer base, and the second truss. Lighting would be the backlit example that was sixth in the photo, which they agreed matched that at Partners.

Holland said the lighting on the second column from the left seemed brighter, but it might be because of the white concrete. That could be a safety issue. Justin Strickland said they were just giving them direction and asked Keith Strickland what the deadline was to get this submitted to GDOT for inclusion into the project? He said it was scheduled for letting in June, and he would need a final answer by the next Wednesday in order to proceed with the design.

At first, Council said that was not possible, but King said he believed they could look at it and come up with a consensus to move forward. Council agreed to work on it.

## **2. Rezoning of properties at or near the intersection of Hwy 74 S and Crosstown Drive from Industrial to Commercial to align zoning with current uses**

Council had discussed this during their weekly meetings with staff, explained Planning and Development Director Robin Cailloux, but they needed to have a public discussion so everyone would understand the meaning of all the rezoning signs on Crosstown Road. Cailloux showed the properties on a zoning map, saying they were being used for things typically in a Commercial zoning because before 2008 accessory uses in an Industrial zoning could include anything that an industrial user might need, such as a fast-food restaurant or a hotel. After 2008, major text amendments to the General Industrial (GI) and Light Industrial (LI) zoning districts made them strictly industrial uses.

Now, they needed to clean up the map, not because it would be nice to get everything on the map the right color, but because it was coming to a head for these property owners. These were aging properties that were considered legally non-conforming, falling under what was often called a "grandfather clause." The ordinance contained limitations for uses that were legally non-conforming. They did not have the right to expand as they would in a Commercial district, and they could not renovate to more than 50% of the depreciated value. If the business were vacant or had stopped the non-conforming use for a year or more, they could not open it up again.

All three of those conditions were happening now in this area, Cailloux noted. The new owners of the hotel would have liked to do more renovation, but the depreciated value was less than \$2 million, so they were limited to spending half of that, about \$900,000, which only allowed for interior renovations. The fast food industry had changed significantly since COVID and relied more on drive-thru service. But the limitations on non-conforming use meant they could not expand the kitchens or the drive-thru lanes. Also, there was a car wash site that had been vacant for many years, Cailloux continued. While a car wash was a permitted use in the LI zoning district, this lot did not have the kind of space needed for a modern car wash. They were looking to change the use, but under the current zoning the only



uses would be Industrial, and the lot was too small for that. Gas stations and convenience stores were not permitted uses.

Getting these to be no longer grandfathered and giving them a by-right status, not only helped the property owners, it helped the community, she continued. Allowing them to invest in their properties would result in higher hotel/motel taxes plus additional taxes from the higher property values.

This proposal was heard by the Planning Commission at their most recent meeting, Cailloux reported, and tonight's meeting was not an official public hearing. That would be at the January 19 Council meeting. She just wanted to get this before Council so they would have time to think on it before then.

Prebor said he watched the Planning Commission meeting online and something that surprised him was the stipulation that the owner could only spend 50% of the depreciated value on renovations, which he said meant it would just go into ruin eventually. When the hotel was built, it was a conforming use, he noted, then the City changed the regulations, leaving it to deteriorate into ruin. He said he was sure the owner would keep it until that happened so, in essence, they were not doing the City any favors by forcing that.

In many ways, Cailloux remarked, a legally non-conforming use was intended to phase out uses that a community did not want there anymore, but she did not believe that was the case in this corridor. That was not the intent when the ordinance was revised. Prebor asked if this made sense to everyone, saying it meant a guy could not improve his property.

Other than the hotel, which was the old Days Inn, Destadio stated, had anyone else complained about their capability to expand? The auto repair store would like to add some uses not permitted in the GI district, she said. They had been approached by someone who was interested in purchasing the car wash site for a golf cart sales center, but that was not a permitted use in an Industrial district.

Could they not ask for a rezoning? Destadio asked, and Cailloux said they could, but they would have to go through the whole process and pay the fee. That was the normal process when someone needed a different zoning, Destadio stated, but Cailloux pointed out it was the normal process when someone wanted to change a use. It was not the normal process when a text amendment initiated by Council resulted in a change in their conformity.

Destadio asked what was the text amendment for? That was in 2008 when the City stopped interpreting these to be accessory uses and made the Industrial district strictly industrial with no Commercial uses allowed, Cailloux said, adding that she believed this occurred after the City lost a lawsuit. They changed it in order to protect the Industrial uses from these kinds of encroachments.

Would they be changing these all to GI? Destadio asked, and Cailloux said it would be General Commercial (GC) because they had just one commercial zone. Destadio asked what was in GC? Any kind of retail use or office use; car repair and gas stations were permitted, Cailloux replied, adding that no Residential and no Industrial uses were permitted.

Who owned the hotel and when did they purchase it? Holland asked. Cailloux said it had been publicly disclosed as Francis Ford Coppola, and it would be used for housing the cast of the film "Megalopolis" during filming. Afterwards, it would be turned into a Coppola boutique hotel; there was

one in Milan and one in Paris, she commented, adding she believed there was one in Los Angeles. When did that happen? Holland asked, and Cailloux said within the last year.

They could just give them a variance and let them remodel how they wanted, said Holland, but Cailloux corrected him, saying you could not do a variance on land use. If they kept using it as a hotel, could they give them the ability to remodel as they wanted to? Holland asked.

Meeker said there were some limitations, and Cailloux said within the non-conforming use it would have to follow the 50% depreciation rule, but if it was conforming, there was no limit. But it would have to be rezoned to GC? Holland asked, and Cailloux said that was correct. Was mixed use allowed in GC? Cailloux said it was not. What did she predict would be the types of uses going in there? Cailloux replied that she did not foresee any changes other than the properties continuing to be used the way they were currently used and be able to invest and grow.

What would be a downside for the City if they rezoned all these properties to GC? Holland asked, saying they would be putting Commercial into an Industrial area. But, Cailloux pointed out, Commercial was there now. She could not see any negative consequences.

Prebor pointed out that someone could use the Industrial zoning right now to put in a refinery, and Cailloux added there was no height limit in Industrial. It could go there today, Prebor said. Five stories high, Learnard stated, with Cailloux adding "or more." It could be as high as the Fire Marshal allowed, she said, noting that Certain-Teed was over 100 feet tall.

The size of the lot would limit the use, Cailloux said, so they would not see a refinery, but they could see a salvage yard go in there at what was one of the gateways into the city. Was that the kind of use they wanted there?

Holland thanked Cailloux for her answers, saying he was afraid it would be turned into some type of residential or mixed use with apartments above retail. She had allayed those fears.

Prebor asked how they could make it so this person could remodel their hotel? Cailloux told Meeker she did not think they could give a variance on the 50% rules for a legally non-conforming use. Meeker said it was not really addressing the use, and Cailloux said they might be able to grant a variance that way. But the cleanest way would be through a rezoning, she noted. Meeker said he would have to look at it.

Prebor said he did not want to stand in the way when someone wanted to invest in the community. King said he thought they would eliminate a lot of the negatives that could happen if they just went ahead and rezoned these six properties to GC. He could not see these areas ever being used for Industrial, and this would just be permanentizing the Commercial uses they had now, so he would be in favor of it.

Cailloux again said they would have another opportunity to discuss this at the January 19 public hearing.

King moved to convene in executive session at 7:49 p.m. for threatened or pending litigation and the sale, acquisition or lease of real estate. Prebor seconded. Motion carried unanimously.

Prebor moved to reconvene in regular session at 8:01 p.m. King seconded. Motion carried unanimously.

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

The meeting adjourned at 8:01 p.m.

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**Martha Barksdale, Recording Secretary**

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**Kim Learnard, Mayor**

# POLICE DEPARTMENT

4th QUARTER UPDATES 2022  
& 2022 Year in Review

## Crime Highlights

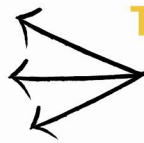


Part I Crimes: **Up 3%** in 2022

43% Theft by Taking

29% Shoplifting

29% Entering Auto



Top Part I Crime:

**Larceny**

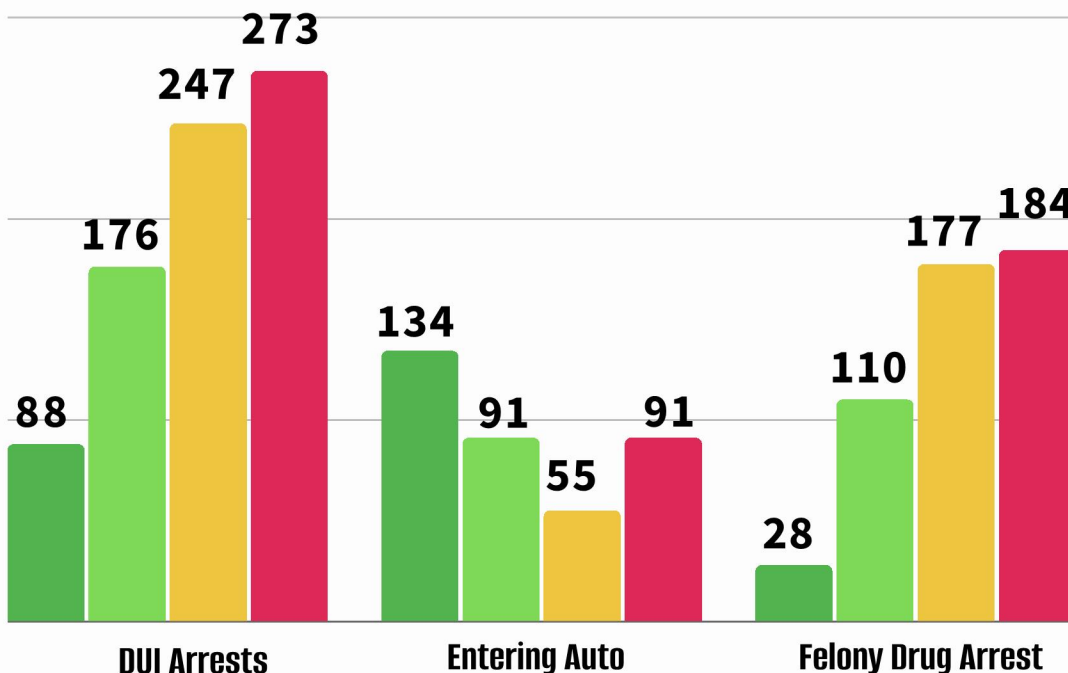
(Types of theft)



Fraud reports in 2022 increased 26% over 2021, including identity thefts, transaction card fraud, cryptocurrency fraud, e-mail and malware scams, and much more.

## Interesting Trends

■ 2019 ■ 2020 ■ 2021 ■ 2022



## Traffic Trends



966 Roadway crashes

6% Reported injuries

3 Fatalities (DUI)

44 Cart crashes

19 Cart Injury Crash

## Traffic Stops

51% Citations

49% Warnings

## Misc. 2022 v. 2021

Calls for Service

Up 12.6%

Avg. Response Time

5:28 (+4 sec.)

**We're Hiring!**





# Fire Department End of Year Report

## 2022

Total Calls  
5,332

308 more calls  
in 2022  
than in 2021

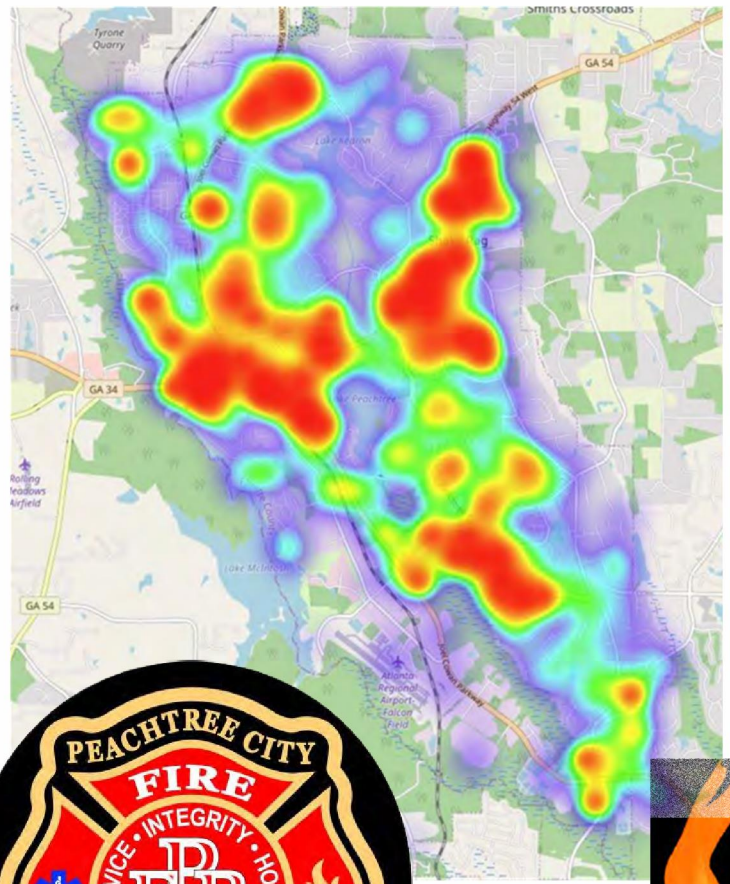


## CALL TYPES

Cardiac Arrest- 17  
Breathing Problems- 192  
Chest Pain- 242  
Diabetic- 57  
Stroke - 59  
Trauma - 545



## CALL HOT SPOTS



## RESPONSE TIMES

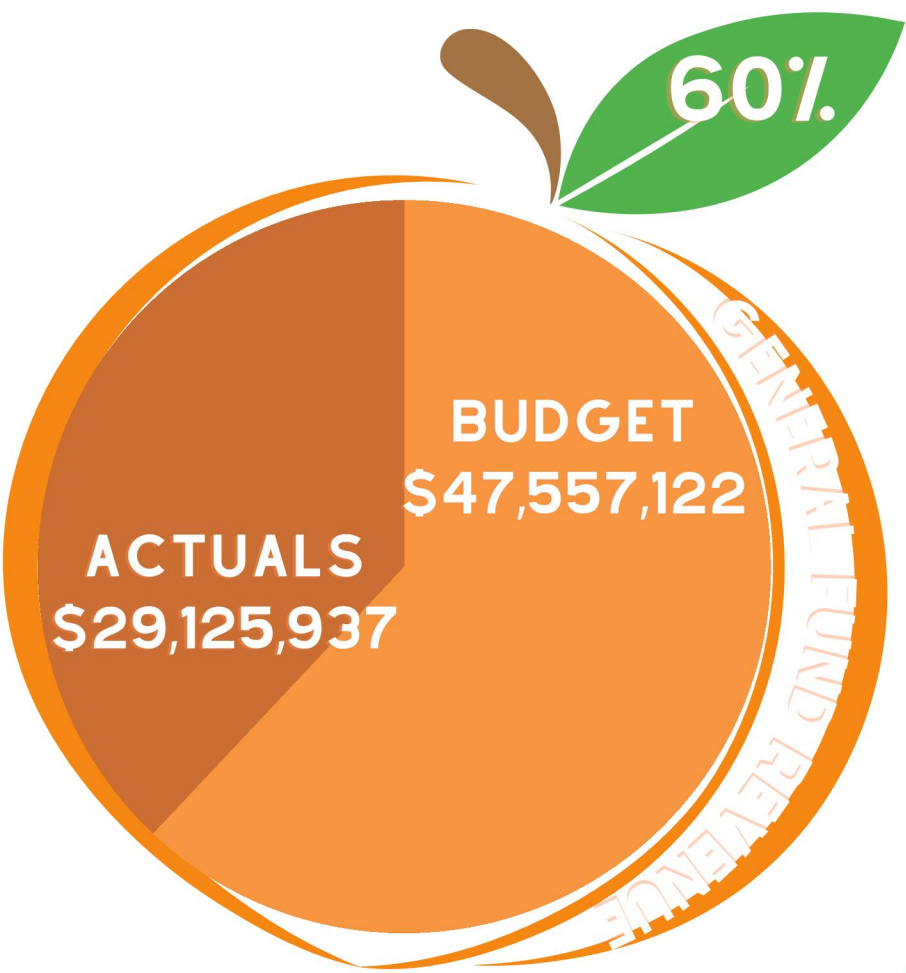
911 Handling - 3:56  
Unit Response -1:54  
Arrived On Scene - 5:38  
ER Wait Avg - 1 HOUR





# FINANCE REPORT

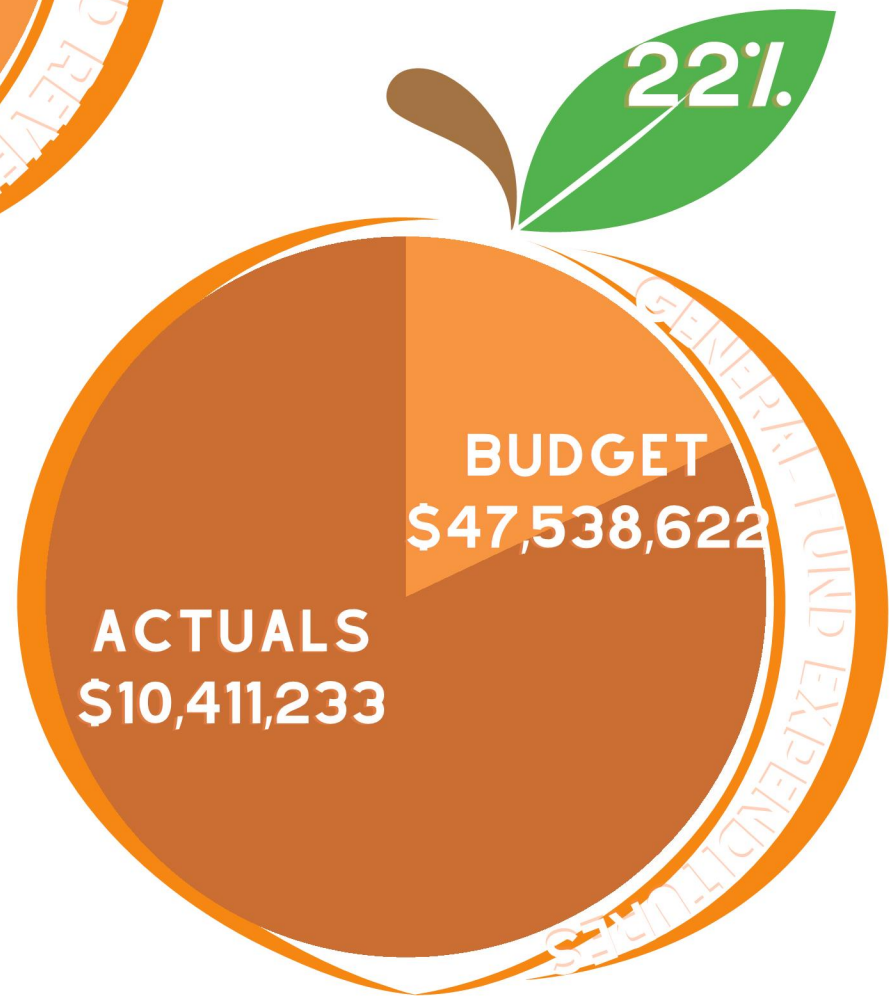
CASH BASIS FYTD OCT - DEC 2022



**32**  
NEW  
BUSINESSES

**7828**  
NEW/RENEWED  
GOLF CARTS  
REGISTERED  
RESIDENT- 7,595  
NON-RESIDENT 233

TOTAL  
GF CASH  
&  
INVESTMENTS  
\$37,839,133



**CITY OF PEACHTREE CITY  
QUARTERLY REPORT  
GENERAL FUND AND HOTEL/MOTEL TAX FUND  
BUDGET COMPARISON (UNAUDITED )  
QUARTER ENDED DECEMBER 31, 2022**

**PERCENTAGE OF BUDGET YEAR COMPLETED 25% (ACTUAL TRANSACTIONS STILL PENDING)**

| <b>GENERAL FUND REVENUES BY MAJOR CATEGORIES</b> |                        |                       |                              |                               |
|--------------------------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Description</b>                               | <b>2023<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| General Property Taxes                           | \$ 21,716,204          | \$ 19,017,377         | \$ (2,698,827)               | 87.57%                        |
| Franchise Taxes                                  | 2,833,339              | 135,861               | (2,697,478)                  | <b>4.80%</b>                  |
| Local Option Sales Tax                           | 10,249,704             | 2,649,258             | (7,600,446)                  | 25.85%                        |
| Other Sales & Use Taxes                          | 1,061,008              | 246,547               | (814,461)                    | <b>23.24%</b>                 |
| Business Taxes                                   | 3,621,894              | 3,889,684             | 267,790                      | 107.39%                       |
| Licenses & Permits                               | 1,998,597              | 559,204               | (1,439,393)                  | 27.98%                        |
| Intergovernmental/Grants                         | 280,598                | 38,500                | (242,098)                    | <b>13.72%</b>                 |
| Charges for Services                             | 1,255,150              | 199,900               | (1,055,250)                  | <b>15.93%</b>                 |
| EMS Billings                                     | 990,000                | 157,694               | (832,306)                    | <b>15.93%</b>                 |
| Fines & Forfeitures                              | 988,680                | 165,113               | (823,567)                    | <b>16.70%</b>                 |
| Investment Income                                | 76,650                 | 102,280               | 25,630                       | 133.44%                       |
| Other Revenue                                    | 126,946                | 88,578                | (38,368)                     | 69.78%                        |
| Other Financing Sources                          | 665,644                | 183,231               | (482,413)                    | 27.53%                        |
| <b>Total General Fund Revenues</b>               | <b>\$ 45,864,414</b>   | <b>\$ 27,433,229</b>  | <b>\$ (18,431,185)</b>       | <b>59.81%</b>                 |
| Surplus Carryover                                | 1,692,708              |                       |                              |                               |
| <b>Total General Fund</b>                        | <b>\$ 47,557,122</b>   |                       |                              |                               |

| <b>GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE</b> |                        |                       |                              |                               |
|----------------------------------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Division and/or Type</b>                              | <b>2023<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| Executive Services                                       | \$ 1,183,217           | \$ 116,788            | \$ 1,066,429                 | 9.87%                         |
| Administrative Services                                  | 1,197,487              | 221,421               | 976,066                      | 18.49%                        |
| Financial Services                                       | 3,012,017              | 676,565               | 2,335,452                    | 22.46%                        |
| Police Services                                          | 9,713,042              | 1,919,259             | 7,793,783                    | 19.76%                        |
| Fire/EMS Services                                        | 10,973,152             | 2,183,740             | 8,789,412                    | 19.90%                        |
| Public Works/Building Maint./Engineer/Grounds            | 8,081,082              | 1,559,801             | 6,521,281                    | 19.30%                        |
| Planning & Development/Code Enforcement                  | 1,837,209              | 255,361               | 1,581,848                    | 13.90%                        |
| Library Administration Services                          | 1,169,690              | 258,779               | 910,911                      | 22.12%                        |
| Recreation & Special Events.                             | 4,038,381              | 700,656               | 3,337,725                    | 17.35%                        |
| Non-Divisional:                                          |                        |                       |                              |                               |
| Unemployment Insurance                                   | 20,000                 | -                     | 20,000                       | 0.00%                         |
| Non-Profit Organizations                                 | 30,000                 | -                     | 30,000                       | 0.00%                         |
| Transfer to Airport Authority                            | 12,750                 | 12,750                | -                            | 100.00%                       |
| Transfer to Keep PTC Beautiful                           | 6,430                  | -                     | 6,430                        | 0.00%                         |
| Transfers to Other Funds                                 | 5,671,924              | 2,497,935             | 3,173,989                    | 44.04%                        |
| Liability Insurance                                      | 125,000                | -                     | 125,000                      | 0.00%                         |
| Litigation Services                                      | 245,612                | 5,418                 | 240,194                      | 2.21%                         |
| Contingency - Facilities Maintenance                     | 150,000                | -                     | 150,000                      | 0.00%                         |
| General Administration/Miscellaneous                     | 937,725                | 2,760                 | 934,965                      | 0.29%                         |
|                                                          | 7,199,441              | 2,518,863             | 4,680,578                    |                               |
| Budgeted Savings                                         | (866,096)              | -                     | (866,096)                    | 0.00%                         |
| <b>Total General Fund</b>                                | <b>\$ 47,538,622</b>   | <b>\$ 10,411,233</b>  | <b>\$ 37,127,389</b>         | <b>21.90%</b>                 |

| <b>HOTEL/MOTEL FUND REVENUES</b> |                        |                       |                              |                               |
|----------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Description</b>               | <b>2023<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| <b>Total Hotel/Motel Taxes</b>   | <b>\$ 1,748,384</b>    | <b>\$ 523,254</b>     | <b>\$ (1,225,130)</b>        | <b>29.93%</b>                 |

| <b>HOTEL/MOTEL TRANSFERS OUT</b>       |                        |                       |                              |                               |
|----------------------------------------|------------------------|-----------------------|------------------------------|-------------------------------|
| <b>Type</b>                            | <b>2023<br/>Budget</b> | <b>YTD<br/>Actual</b> | <b>Dollar<br/>Difference</b> | <b>Percentage<br/>To-Date</b> |
| Transfer to General Fund               | \$ 655,644             | \$ 138,351            | \$ 517,293                   | 21.10%                        |
| Transfer to Tourism Association        | 764,918                | 161,409               | 603,509                      | 21.10%                        |
| Transfer to Hotel/Motel - TPD Fund     | 327,822                | 69,175                | 258,647                      | 21.10%                        |
| <b>Total Hotel/Motel Transfers Out</b> | <b>\$ 1,748,384</b>    | <b>\$ 368,935</b>     | <b>\$ 1,120,802</b>          | <b>21.10%</b>                 |

CITY OF PEACHTREE CITY  
DONATIONS RECEIVED  
QUARTERLY REPORT  
AS OF DECEMBER 31, 2022

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|                                |              |          |
|--------------------------------|--------------|----------|
| Kiwanis Club of Peachtree City | DARE         | 1,780.00 |
| Hockey Association             | Hockey Rink  | 1,500.00 |
| BMX Parents Association        | PTC BMX Park | 2,000.00 |

TOTAL FOR QUARTER ENDED 12/31/2023

\$ 5,280.00

# PEACHTREE CITY LIBRARY

4TH Quarter & 2022 Year in Review



**28,760 Active Users**

4th Qtr: +368

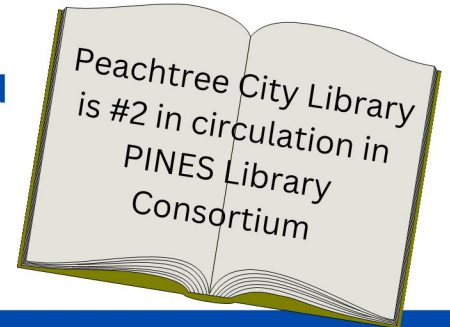
  
+9% from 2021



4th Qtr: 11,528

**YTD Books & media transferred  
through IntraPINES lending**

**48,283**



**117,574  
in-person  
visits YTD**

+11.9% from 2021

**In-Person Visits**

4th Qtr.: 26,629



**Volunteer Hours**

4th Qtr.: 465

YTD: 2,413

+10.9% from 2021



## SERVICES AND ACTIVITIES

YTD: 310,295  
4th Qtr: 72,203

Circulation



+4.8%

YTD: 9,596  
4th Qtr: 2,010

Program  
Attendance



-15%

YTD: 64,201  
4th Qtr: 15,760

E-books/Audios  
Downloaded



+45%

YTD.: 14,437  
4th Qtr: 4,274

Reference  
Assistance



+64.6%



## LIBRARY TECHNOLOGY

**7,580**

YTD Computer Use

4th Qtr.: 1,577

**33,412**

YTD Wireless Use

4th Qtr.: 9,207





# Community Development



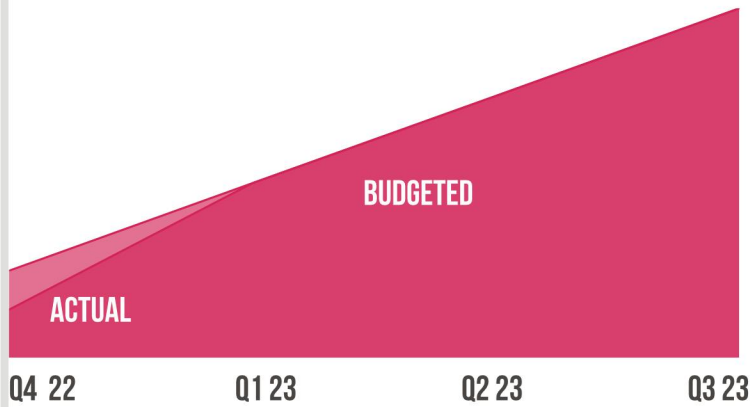
## Q4 2022 Report

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

### Building Department

# 491

Permits issued in Q4



PERMIT REVENUES

Q4 revenues were \$114,010 below projected amounts

### Code Enforcement



347 Enforcement actions in Q4. This did not meet the quarterly goal of 400 actions.



CE met their goal of being at least 80% proactive

### Development



Review times for commercial developments exceeded the goal of 14 business days on 55% of projects.

# 31%

Development activity has reduced 31% since the peak in 2019

# 149

Erosion Control inspections in Q4. This is a 200% from 2021

### Spotlight



Onboarded 2 new Planning Commissioners

# 6

3 administrative variances and 3 standard variances were heard in Q4



Analyzed 10-minute and 15-minute golf cart service area around vacant Kmart site



Created and adopted Career Development Plan for Code Enforcement team. Officer Mentch qualified for progression

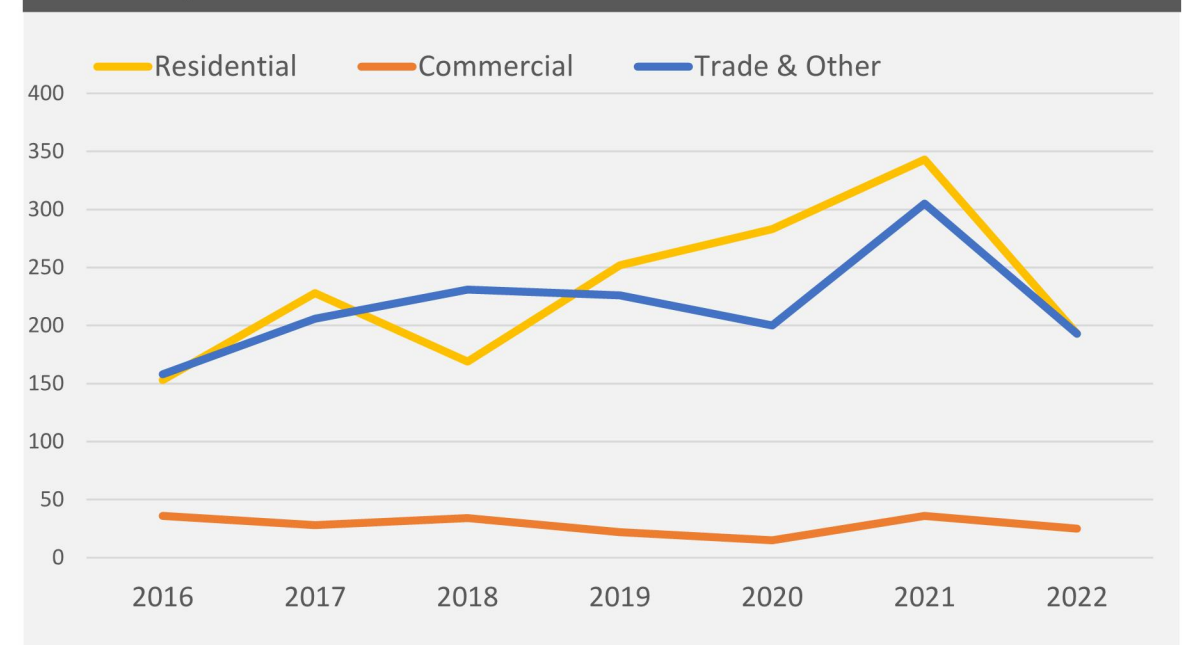


### PERMITS

| AVG. REVIEW TIMES        |          |          |
|--------------------------|----------|----------|
| Residential Goal: 5 Days |          |          |
|                          | Avg.     | % Exceed |
| Engineering              | 2.8 days | 6%       |
| Planning                 | 1.9 days | 4%       |
| Building                 | 3.8 days | 23%      |
| Commercial Goal: 10 Days |          |          |
|                          | Avg.     | % Exceed |
| Engineering              | 2.5 days | 0%       |
| Planning                 | 2.6 days | 5%       |
| Building                 | 6.3 days | 16%      |

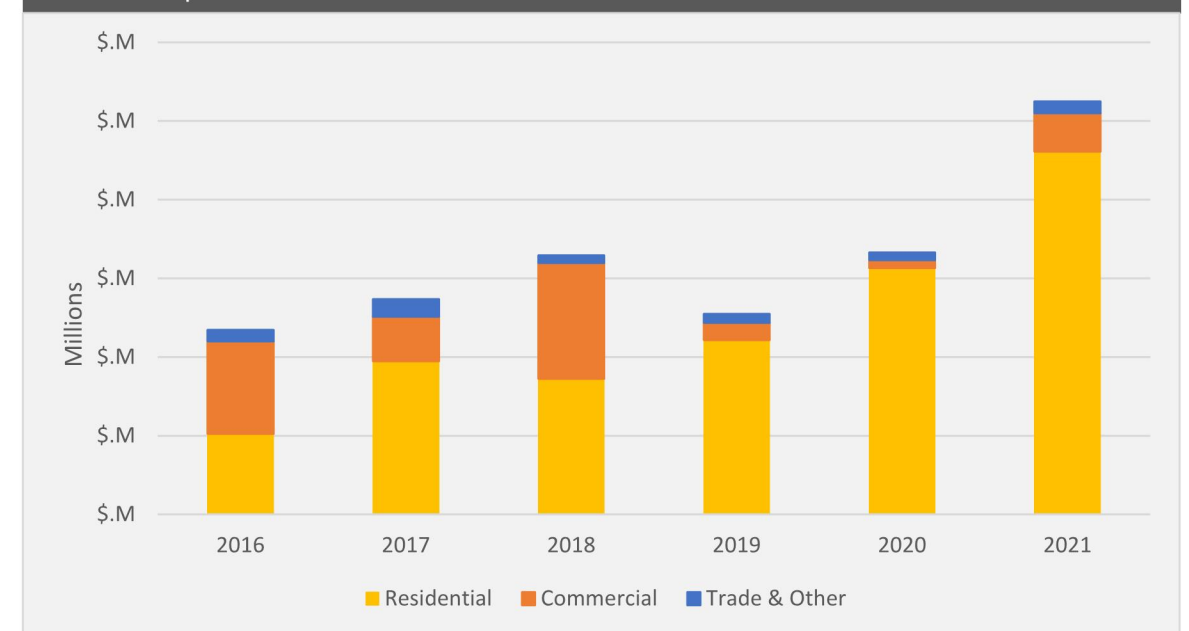
| PERMIT TYPES             |                  |                  |                  |                  |                  |                  |                  |
|--------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Q4                       | 2016             | 2017             | 2018             | 2019             | 2020             | 2021             | 2022             |
| New Residential          | 31               | 65               | 56               | 64               | 79               | 122              | 27               |
| Residential Alter.       | 122              | 163              | 113              | 188              | 204              | 221              | 166              |
| New Commercial           | 7                | 2                | 4                | 5                | 1                | 10               | 0                |
| Commercial Alter.        | 29               | 26               | 30               | 17               | 14               | 26               | 25               |
| LDP & Engineering        | 39               | 66               | 68               | 74               | 72               | 168              | 71               |
| Trade Permits            | 100              | 127              | 137              | 123              | 103              | 113              | 86               |
| Others                   | 19               | 13               | 26               | 29               | 25               | 24               | 36               |
| <b>Total</b>             | <b>347</b>       | <b>462</b>       | <b>434</b>       | <b>512</b>       | <b>526</b>       | <b>781</b>       | <b>491</b>       |
| <i>Residential</i>       | <i>153</i>       | <i>228</i>       | <i>169</i>       | <i>252</i>       | <i>283</i>       | <i>343</i>       | <i>193</i>       |
| <i>Commercial</i>        | <i>36</i>        | <i>28</i>        | <i>34</i>        | <i>22</i>        | <i>15</i>        | <i>36</i>        | <i>25</i>        |
| <i>Trade &amp; Other</i> | <i>158</i>       | <i>206</i>       | <i>231</i>       | <i>226</i>       | <i>200</i>       | <i>305</i>       | <i>193</i>       |
| <b>Fees</b>              | <b>\$307,527</b> | <b>\$288,046</b> | <b>\$285,782</b> | <b>\$254,825</b> | <b>\$313,103</b> | <b>\$454,822</b> | <b>\$173,175</b> |

### Q4 Comparison: Number of Permits Issued



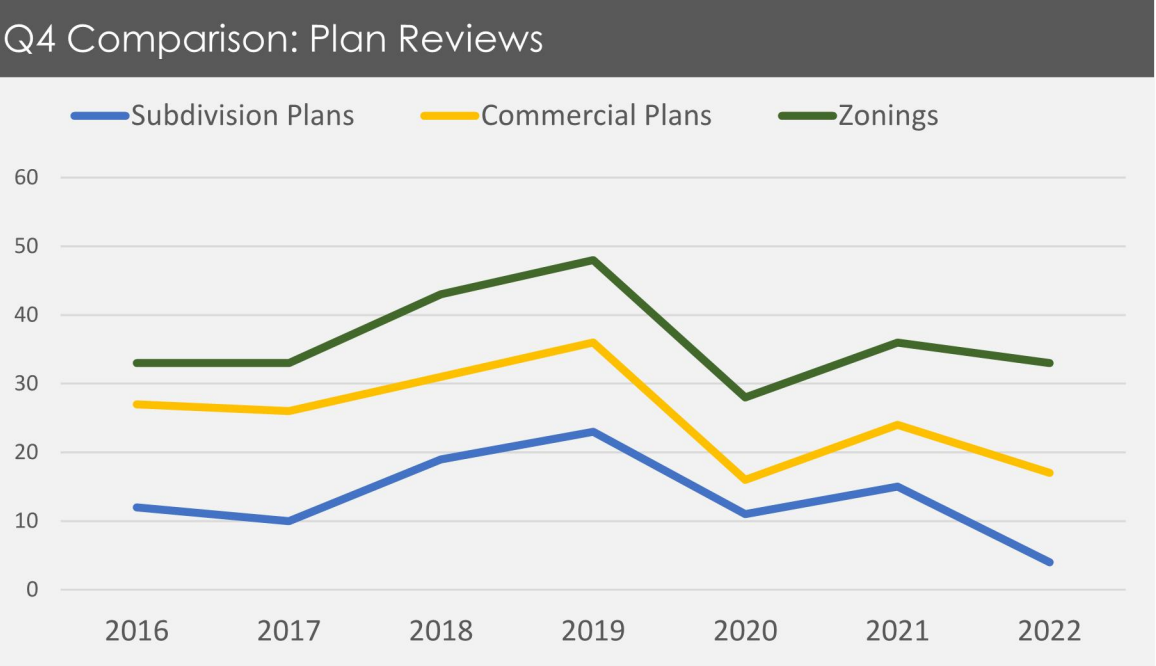
| CONSTRUCTION VALUE       |                |                |                |                |                |                |                |
|--------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Q4                       | 2016           | 2017           | 2018           | 2019           | 2020           | 2021           | 2022           |
| New Residential          | \$9.M          | \$17.7M        | \$16.1M        | \$19.2M        | \$28.2M        | \$42.6M        | \$11.6M        |
| Residential Alter.       | \$1.3M         | \$1.7M         | \$1.2M         | \$3.M          | \$3.M          | \$3.5M         | \$4.3M         |
| New Commercial           | \$6.6M         | \$2.7M         | \$12.3M        | \$1.4M         | \$1.M          | \$1.3M         | \$1.M          |
| Commercial Alter.        | \$5.2M         | \$3.M          | \$2.4M         | \$1.8M         | \$1.9M         | \$3.6M         | \$3.1M         |
| Trade Permits            | \$1.4M         | \$2.2M         | \$1.7M         | \$1.1M         | \$1.M          | \$1.5M         | \$1.M          |
| Others                   | \$1.M          | \$1.M          | \$1.2M         | \$1.M          | \$1.M          | \$1.M          | \$1.M          |
| <b>Total Value</b>       | <b>\$23.4M</b> | <b>\$27.3M</b> | <b>\$32.9M</b> | <b>\$25.5M</b> | <b>\$33.3M</b> | <b>\$52.5M</b> | <b>\$20.1M</b> |
| <i>Residential</i>       | <i>\$10.2M</i> | <i>\$19.4M</i> | <i>\$17.2M</i> | <i>\$22.1M</i> | <i>\$31.3M</i> | <i>\$46.1M</i> | <i>\$15.9M</i> |
| <i>Commercial</i>        | <i>\$11.7M</i> | <i>\$5.7M</i>  | <i>\$14.7M</i> | <i>\$2.2M</i>  | <i>\$1.M</i>   | <i>\$4.9M</i>  | <i>\$3.1M</i>  |
| <i>Trade &amp; Other</i> | <i>\$1.5M</i>  | <i>\$2.2M</i>  | <i>\$1.M</i>   | <i>\$1.1M</i>  | <i>\$1.M</i>   | <i>\$1.5M</i>  | <i>\$1.M</i>   |

### Q4 Comparison: Construction Value



### DEVELOPMENT PLAN REVIEWS

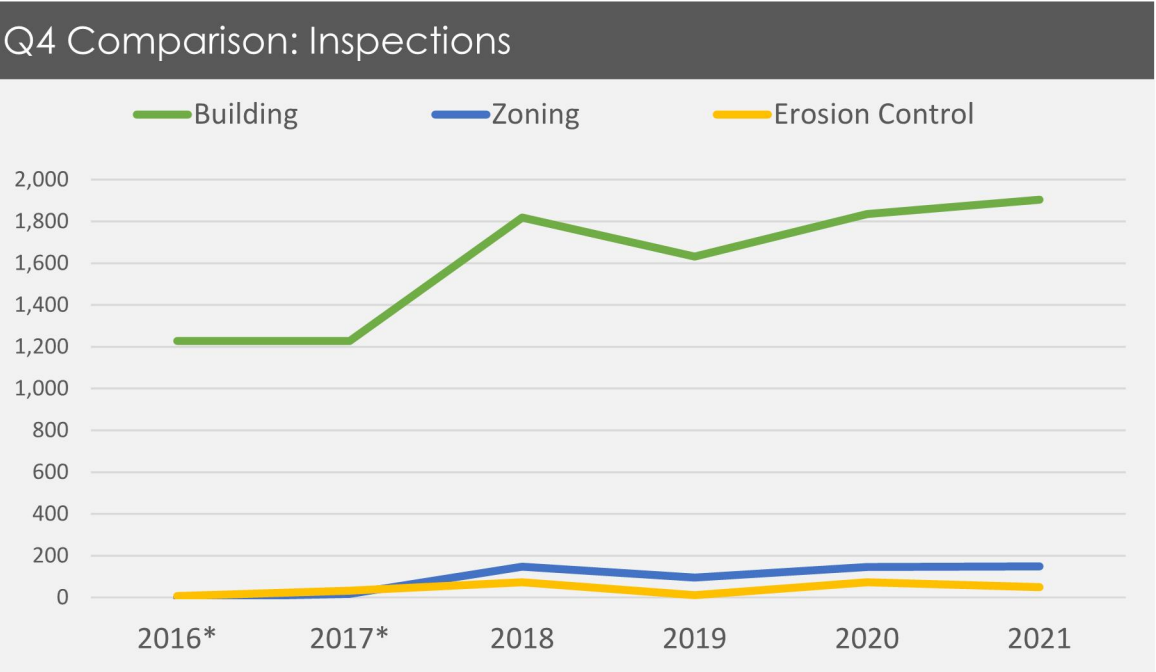
| AVG. REVIEW TIMES         |           |          | PLAN TYPES         |           |           |           |           |           |           |           |
|---------------------------|-----------|----------|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Residential Goal: 14 Days |           |          |                    | 2016      | 2017      | 2018      | 2019      | 2020      | 2021      | 2022      |
|                           | Avg.      | % Exceed |                    |           |           |           |           |           |           |           |
| Engineering<br>Planning   | 7.8 days  | 20%      | Concept. Site Plan | 3         | 1         | 4         | 2         | 2         | 3         | 5         |
|                           |           |          | Final Site Plan    | 9         | 10        | 5         | 5         | 2         | 5         | 7         |
|                           | 7.5 days  | 25%      | Landscape Plan     | 3         | 5         | 3         | 6         | 1         | 1         | 1         |
|                           |           |          | Conceptual Plat    | 2         | 3         | 4         | 5         | 5         | 1         | 0         |
| Commercial Goal: 14 Days  |           |          | Road Plans         | 3         | 3         | 7         | 11        | 2         | 2         | 1         |
|                           | Avg.      | % Exceed | Final Plat         | 7         | 4         | 8         | 7         | 4         | 12        | 3         |
|                           |           |          | Zonings & Others   | 6         | 7         | 12        | 12        | 12        | 12        | 16        |
|                           |           |          | <b>Total</b>       | <b>33</b> | <b>33</b> | <b>43</b> | <b>48</b> | <b>28</b> | <b>36</b> | <b>33</b> |
| Engineering<br>Planning   | 16.5 days | 50%      | Subdivision Plans  | 12        | 10        | 19        | 23        | 11        | 15        | 4         |
|                           | 16.1 days | 55%      | Commercial Plans   | 15        | 16        | 12        | 13        | 5         | 9         | 13        |
|                           |           |          | Zonings            | 6         | 7         | 12        | 12        | 12        | 12        | 16        |
|                           |           |          | <b>Fees</b>        | \$16,291  | \$18,721  | \$33,708  | \$24,729  | \$16,698  | \$15,957  | \$11,218  |



### PROTECTIVE INSPECTIONS

| INSPECTION TYPES |       |       |       |       |       |       |       |
|------------------|-------|-------|-------|-------|-------|-------|-------|
|                  | 2016* | 2017* | 2018  | 2019  | 2020  | 2021  | 2022  |
| Building         | 1,228 | 1,228 | 1,819 | 1,632 | 1,836 | 1,904 | 1,827 |
| Zoning           | 0     | 18    | 147   | 95    | 146   | 149   | 293   |
| Erosion Control  | 7     | 33    | 73    | 12    | 73    | 49    | 149   |

\* Incomplete data in software



# Peachtree City Code Enforcement Annual Report 2022

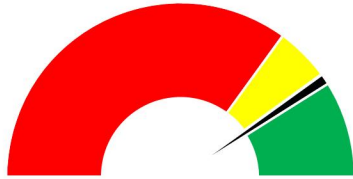
## Case Type

Building and Property Maintenance  
Health and Sanitation  
Land Development  
Miscellaneous  
Parking  
Parks & Recreation  
Signs  
Taxes  
Zoning  
Totals

| NOV |     |     |     |      | SWO |    |    |    |     | Citation |    |    |    |     | Unfounded |    |    |    |     | Totals |     |     |     |      |
|-----|-----|-----|-----|------|-----|----|----|----|-----|----------|----|----|----|-----|-----------|----|----|----|-----|--------|-----|-----|-----|------|
| Q1  | Q2  | Q3  | Q4  | YTD  | Q1  | Q2 | Q3 | Q4 | YTD | Q1       | Q2 | Q3 | Q4 | YTD | Q1        | Q2 | Q3 | Q4 | YTD | Q1     | Q2  | Q3  | Q4  | YTD  |
| 38  | 35  | 50  | 35  | 158  | 7   | 2  | 11 | 4  | 24  | 1        | 0  | 2  | 1  | 4   | 11        | 6  | 5  | 1  | 23  | 57     | 43  | 68  | 41  | 209  |
| 69  | 164 | 177 | 87  | 497  | 0   | 0  | 0  | 0  | 0   | 1        | 0  | 1  | 2  | 4   | 4         | 8  | 8  | 8  | 28  | 74     | 172 | 186 | 97  | 529  |
| 17  | 16  | 24  | 21  | 78   | 2   | 1  | 2  | 0  | 5   | 0        | 1  | 0  | 1  | 2   | 6         | 4  | 2  | 2  | 14  | 25     | 22  | 28  | 24  | 99   |
| 25  | 7   | 19  | 18  | 69   | 0   | 0  | 0  | 0  | 0   | 0        | 1  | 0  | 0  | 1   | 1         | 1  | 3  | 7  | 12  | 26     | 9   | 22  | 25  | 82   |
| 44  | 53  | 45  | 51  | 193  | 0   | 0  | 0  | 0  | 0   | 0        | 0  | 0  | 0  | 0   | 8         | 6  | 2  | 2  | 18  | 52     | 59  | 47  | 53  | 211  |
| 26  | 16  | 11  | 0   | 53   | 0   | 0  | 0  | 0  | 0   | 0        | 0  | 0  | 0  | 0   | 0         | 0  | 0  | 0  | 0   | 26     | 16  | 11  | 0   | 53   |
| 11  | 29  | 41  | 39  | 120  | 1   | 0  | 0  | 0  | 1   | 0        | 0  | 0  | 1  | 1   | 0         | 2  | 1  | 1  | 4   | 12     | 31  | 42  | 41  | 126  |
| 11  | 163 | 58  | 38  | 270  | 0   | 0  | 0  | 0  | 0   | 0        | 1  | 1  | 0  | 2   | 1         | 1  | 1  | 1  | 4   | 12     | 165 | 60  | 39  | 276  |
| 13  | 23  | 28  | 23  | 87   | 0   | 2  | 0  | 0  | 2   | 0        | 0  | 6  | 0  | 6   | 4         | 1  | 0  | 4  | 9   | 17     | 26  | 34  | 27  | 104  |
| 254 | 506 | 453 | 312 | 1525 | 10  | 5  | 13 | 4  | 32  | 2        | 3  | 10 | 5  | 20  | 35        | 29 | 22 | 26 | 112 | 301    | 543 | 498 | 347 | 1689 |

## Confiscated Signs

215 308 249 489 1261



Proactive Enforcement for 4th Quarter 2022 is 80.13 Percent.

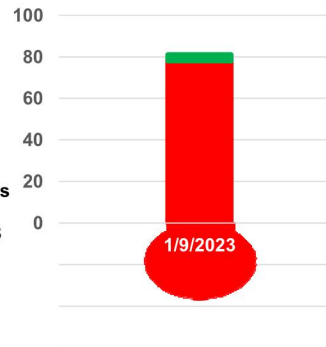
Goal is 80 Percent

Year To Date Proactive Enforcement is 81.42 Percent.

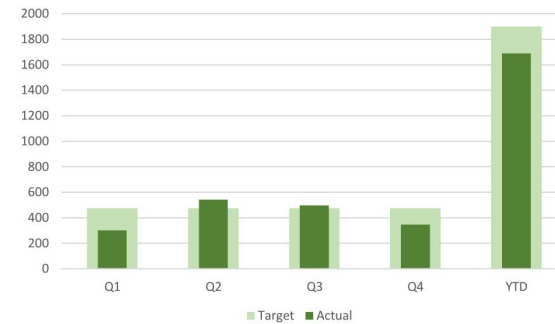
2022 Goal

75 Structural  
Rehabilitations

YTD Total: 78



2022 Total Enforcement Actions -- Goal is 1900



## Park and Path Enforcement Annual Report

### Patrolling Statistics:

Days Patrolled:

248

Total Shifts:

456

Cart Hour Readings:

First Shift of Year Start Time: 868.1.3  
Last Shift of Year Finish Time: 1862.5  
Total Hours of Cart Use: 994.4

Total Hours on Patrol:

2263.5

### Generic Public Interactions:

ID Checks:

Checks of residency for lake use and fishing.  
680

Fishing License Check:

Checks for actual fishing licenses.  
820

General:

Includes helmet checks and other informal enforcement actions as well as extended positive interactions.  
8248

### Formal Enforcement Actions:

Notices of Violation:

712

Citations:

0

Signs Confiscated:

159

### Other Information:



# NOW YOU KNOW

The Peachtree City Grounds Department has been moved to Public Works

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

- 2241 Visitors
- 93 Mulchers



## PUBLIC SERVICES

4TH QUARTER  
OCT - DEC 2022

### PAVING

- 18 potholes filled on paths and roads
- 1.52 miles of cart path paved
- 2.66 miles of roadway paved

### STORMWATER

- 170 storm drains cleaned
- 341.8 miles of streets swept
- 3 detention ponds cleaned
- 225 linear feet of ditches cleaned

### FLEET

- 242 vehicles serviced
- 251 pieces of equipment serviced

### ENGINEERING

- Gateway Bridge Lights repaired
- Amphitheater Lighting Rig addition design completed
- Flat Creek Bridge Timber board replacements completed
- Notice to proceed for SR 54/Lake Peachtree
- Multi-bridge replacement
- IMS completed Citywide Paving Assessment
- Completed initial design for Huddleston/SR 54 intersection improvements

### TRAFFIC SIGNS

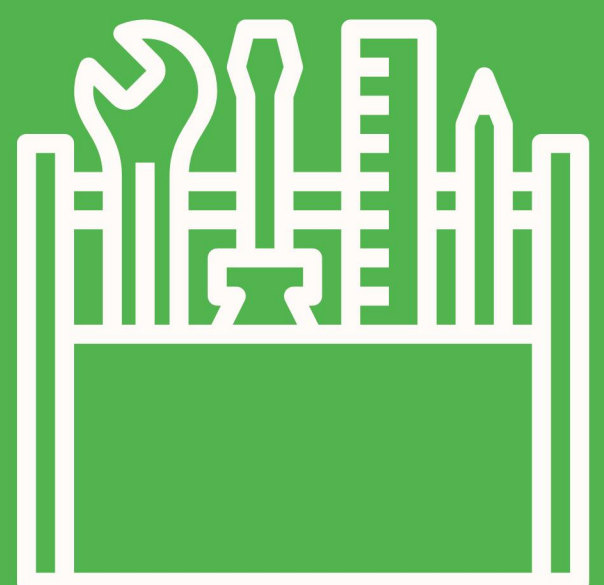
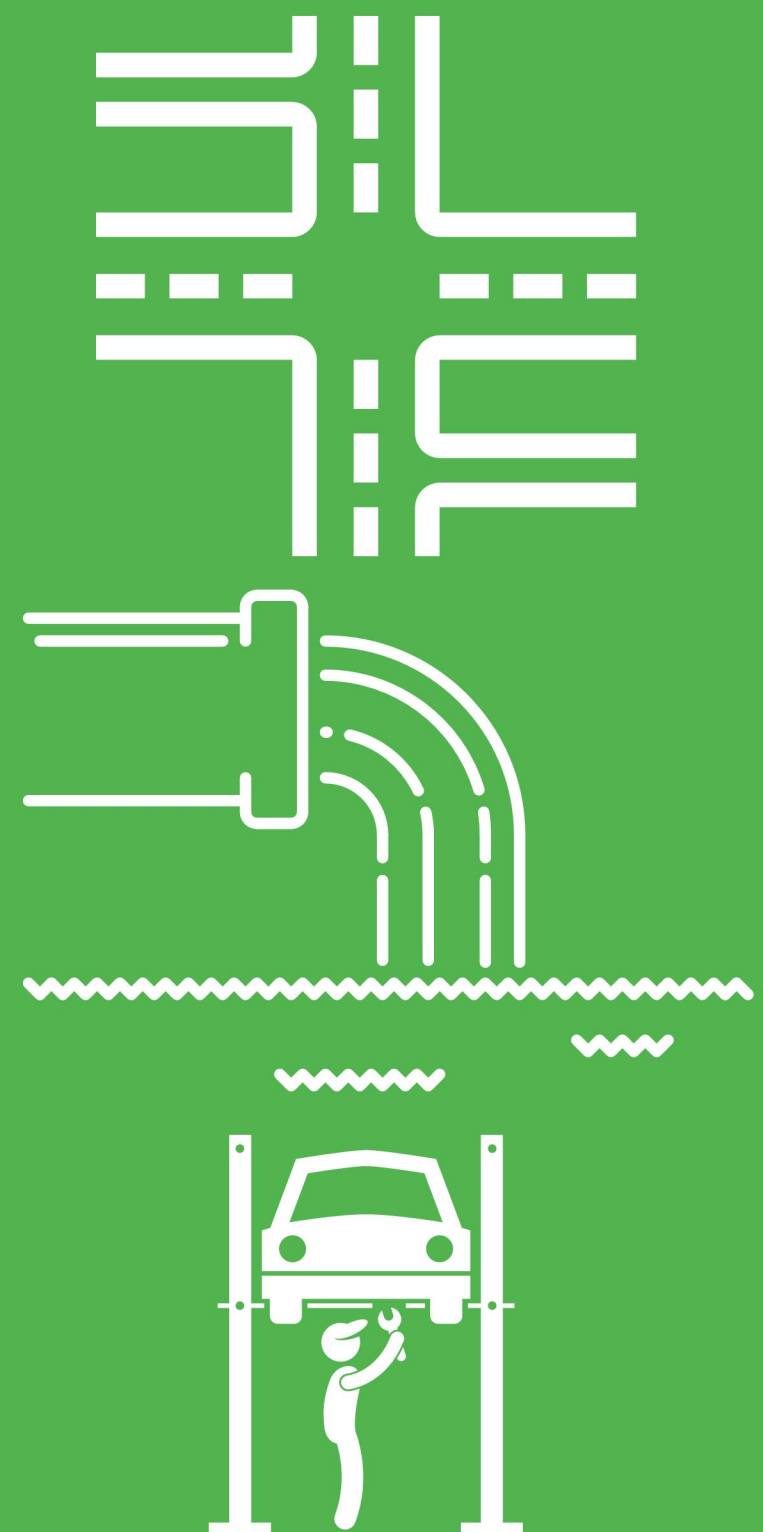
- 23 signs made
- 24 signs replaced
- 12 signposts replaced
- 51 sign posts maintained
- 27 new signs installed

### TREES

- 157 trees removed within public ROW

### BUILDING MAINTENANCE

- Repaired & upgraded to LED in City Hall rear parking lots
- High Voltage installed to power new wifi system at Kedron Rink
- Replaced heating system pumps, motor starters for pools at Kedron
- Replaced burglar alarm/ glass break devices at McIntosh Place
- Remodeled office for new City Manager
- Installed new HVAC, ramp, dumpster pad at Station 83
- General Preventative Maintenance







# HUMAN RESOURCES

## Department Vacancies as of 12/31/2022

- Administration - 0
- CVB - 1
- Finance - 0
- Fire - 5
- Human Resources - 1
- Library - 0
- Planning & Dev. - 0
- Police - 7
- Public Services - 3
- Recreation - 1

**Total: 18** ↓

**Average Salary:**  
**\$55,568.40**

**Total Employees 325**

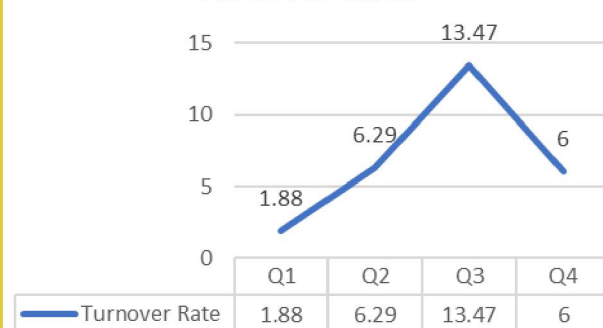
**New Hires 9** ↓

**Separations 18** ↓

## Employee Activities & Upcoming Events

- Safety Committee Meeting - December 8, 2022
- Employee Holiday & Awards Luncheon - December 9, 2022
- January Jumpstart Fitness Challenge - January 17, 2023
- Employee Retirement Plan Meetings - Coming in February 2023
- Mobile Mammography Bus - February 28, 2023

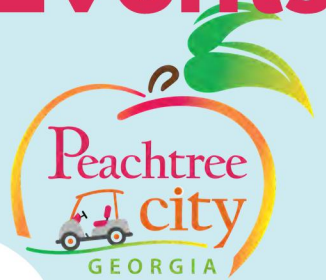
Turnover Rate



# Recreation and Special Events

## 4th Quarter

October - December 2022



### Kedron

open gym

969 pass users

3,474 daily fee users



open swim

1751 pass users

833 daily fee users

### Programs

48 Kedron programs

22 Glenloch programs

509 participants



### Athletics

Adult Basketball

NEW women's league



22 men's & women's teams

241 participants

### Events

2 City events:

Fall Festival

Hometown Holiday



18 special events

Atlanta Air Show

Hispanic Heritage

Magnolia Arts



# Grounds & Amphitheater

## Q 4 October-December 2022

---

### Park Facilities



Holiday lights at City Hall and Drake Field

New park benches at Blue Smoke Park

Resurfaced tennis courts and added pickleball lines  
at Blue Smoke park

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### Amphitheater



Improvements to lawn section:



New leveled tiers

Sod added

Flagstone stairs added

---

### Athletic Facilities



Rye grass added to 25 acres of fields

8 new foul poles installed at girls' softball

Pre emergent added to 12 baseball and 7 softball fields

---





Administration &  
Public Communication  
4th Quarter Report  
October 2022 -  
December 2022



9,017 Lobby Visits

October - 3,349  
November - 2,414  
December - 3,254

## Open Record Requests

October - 24  
November - 19  
December - 10

**53 Total**

## Licenses

Implemented & issued 9 regulatory fee certificates for massage establishments.

Issued 1 new alcohol license.

Renewed 102 alcohol licenses for 2023.

## Public Communication

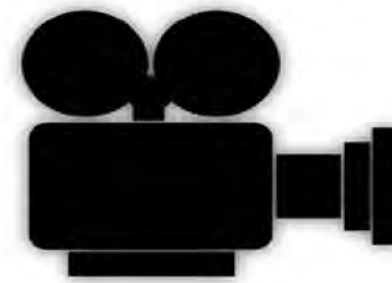
The office of communications added two specialists in the fourth quarter. These new staffers manage the city's social media accounts, produce informative and engaging videos, and write the weekly newsletter. The public communications team also serves as a liaison with the press, securing coverage and interviews on the Weather Channel, CBS 46, WSB-TV, WXIA-TV, and the Atlanta Journal-Constitution.

12,911 total subscribers

4,914 new subscribers  62.7%\*

52% email open rate  8%\*

## Newsletter



## Videos

New series, "Mondays with the Mayor," launched

17 videos produced

55% average viewer completion rate on YouTube



4,580 views

98.6 hours of watch time

61 new subscribers

13,900+ minutes viewed on Facebook

## Social Media



Launched in October  
21,106 views  
704 likes



25.8K impressions  
2.7% engagement rate



190,000+ page reach  73.1%\*  
591 new followers  2.8%\*



5,300+ reach  180.9%\*  
163 new followers  73.4%\*

\*percentage increase or decrease based on 3rd quarter 2022 numbers.



# Quarter 4

October-December 2022



## Visitor Touches

408 Total incoming calls  
298 In-state calls  
107 Out-of-state calls  
3 International

**Gift Store Sales:**  
**\$9,545**

## Marketing, Advertising & PR

### DIGITAL MARKETING

- 365 Degree Total Marketing - Festivals - August
- Better Homes & Garden / Food Network - Fall Getaway Campaign - October

### PRINT ADVERTISING

- American Road - October
- Convention South - October
- Blue Ridge Motorcycle Mag - October-December
- Smoky Mountain Living - November/December
- Southern Cast Iron - November/December
- Guide to Georgia Events - Holiday Issue November/December
- Sports Events Annual Event Planner Issue - December 2022

## M&C Group Sales

### NEW LEADS

- Dream Tours – 2023 Family Reunion – July 2023 (from Going on Faith Conference)
- Professional Pickleball Tour – PPA Tournament – September 2023
- Group to Go – Passover Event – Mar/April 2023, 2024, 2025
- National Club Baseball Association – Club Baseball Tournament – May 2023

### DEFINITES

- Certain Teed – Planning Meeting – November 2022
- AFC Lightning - Women's Coaching Clinic – January 2023
- AFC Lightning – Men's Coaching Clinic – January 2023

### HOSTED, ATTENDED, AND SERVICED (ENTIRE CVB TEAM)

- GACVB Sales Symposium – December 2022

### LOST BUINESS

- 2023 Gold Cup Championships (1) – Summer 2023

### SHOW ATTENDED

- Boomers in Groups Conference – Gwinnett County – November 2022

## Website

Total Sessions: **39,096**

- Mobile: **30,183**
- Desktop: **5,026**
- Tablet: **2,691**

Unique Users: **33,108**

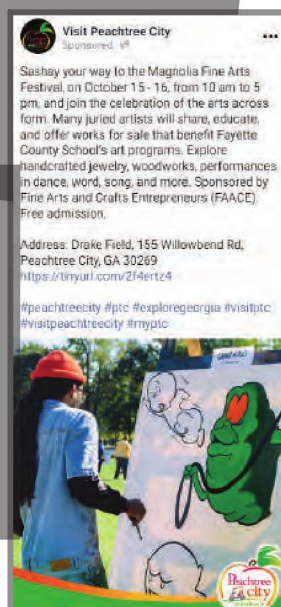
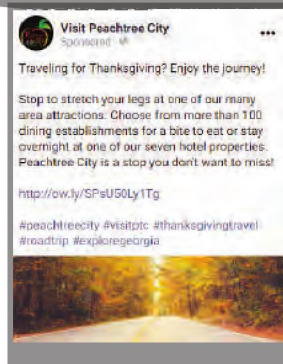
Pageviews: **51,639**

## Facebook

6 campaigns:

## Google

3 campaigns:



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**TO:** Mayor and Council

**VIA:** Robert Curnow, City Manager 

**FROM:** Yasmin Julio, City Clerk 

**DATE:** January 5, 2023

**SUBJECT:** 2023 Qualifying and Election Resolution  
January 19, 2023, Consent Agenda

---

### **Recommendation:**

Adopt the attached resolution to set qualifying fees and dates for the November 2023 election for City Council Posts 1 and 2.

### **Discussion:**

Peachtree City's Charter establishes four-year terms for City Council Members and further determines the date of the municipal general election as the Tuesday following the first Monday in November of odd numbered years, in accordance with state law. The current terms for these seats end December 31, 2023.

This resolution sets the qualifying dates of August 21-25, 2023, and the run-off election date of December 5th, also prescribed by the state, if required.

Finally, this resolution designates the Fayette County Board of Elections as the Superintendent of the election. A separate agreement with the County will be presented to Council later in the year for approval.

The State Election Code governing municipal elections requires that Council set and publish qualifying fees no later than February 1 of any year in which an election is to be held. The law also requires a fee of three percent of the total gross salary paid for the elected position in the year preceding the election.

### **Budgetary Impact:**

Staff will include funding to cover the anticipated costs of the election and any necessary run-off in the FY2024 budget.

Attachment



**RESOLUTION# 01192023-01**

**RESOLUTION ESTABLISHING DATE FOR CITY ELECTIONS FOR THE PURPOSE  
OF ELECTING COUNCIL MEMBERS FOR POST 1 AND 2; ESTABLISHING FEES  
AND DATE FOR QUALIFYING OF CANDIDATES; ESTABLISHING DATES FOR  
VOTER REGISTRATION AND FOR OTHER PURPOSES**

**WHEREAS:** A municipal general election shall be conducted on November 7, 2023, for the purpose of electing Council Members for Post 1 and 2; and,

**WHEREAS:** Candidates who are elected in said election shall serve for a term of four years; and,

**WHEREAS:** Persons eligible to become candidates for said election shall be at least 21 years of age and be a qualified elector of the City who shall have continuously resided and maintained his or her domicile in Peachtree City for at least six months immediately preceding the election; and

**WHEREAS:** Candidates for said election shall qualify with the City Clerk in City Hall. Qualifying shall open at 8:30 a.m. on the 21st day of August, 2023, and close at 4:30 p.m. on the 25th day of August, 2023; and,

**WHEREAS:** The date for a run-off election, if required, shall be the 5th day of December, 2023; and,

**WHEREAS:** The City Council does hereby declare that the qualifying fee for Council Post 1 and Council Post 2 shall be \$432.00.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and City Council of Peachtree City that the general election is hereby authorized pursuant to the rules and regulations set out in this Resolution and pursuant to the Georgia Municipal Code as amended.

**FURTHER,** the Superintendent of Elections and Absentee Ballot Clerk shall be the Fayette County Board of Elections, who is hereby authorized to provide an appropriate number of poll workers to conduct said election. Polling places within Peachtree City shall be open from 7:00 a.m. to 7:00 p.m. on the day of the general election and the day of the run-off election, if required, and advance voting shall be scheduled in accordance with the Georgia Municipal Election Code.

**ADOPTED THIS 19<sup>TH</sup> DAY OF JANUARY 2023.**

\_\_\_\_\_  
**Kim Learnard, Mayor**

\_\_\_\_\_  
**Phillip E. Prebor, Mayor Pro Tem**

\_\_\_\_\_  
**Mike King, Post 2**

\_\_\_\_\_  
**Clinton Holland, Post 3**

**ATTEST:**\_\_\_\_\_  
**Yasmin Julio, City Clerk**

\_\_\_\_\_  
**Frank Destadio, Post 4**



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and Council

**VIA:** Robert Curnow, City Manager 

**FROM:** Yasmin Julio, City Clerk 

**DATE:** January 5, 2023

**SUBJECT:** Designation of City's Legal Organ  
*January 19, 2023, Consent Agenda*

---

### **Recommendation:**

Designate *Fayette County News* as the legal organ for the City of Peachtree City.

### **Discussion:**

Each year, the City of Peachtree City must designate the official legal organ in which notices of public hearings, millage rate, and other ads required by state law and City Ordinance will be displayed.

County legal organs are designated by the Probate Court Judge, Sheriff, and Superior Court Clerk. State law specifies that certain public notices be advertised in the County legal organ. The designated Fayette County legal organ for 2023 will remain the *Fayette County News*.

Staff is recommending that City Council again designate *Fayette County News* as the legal organ for 2023 to ensure proper placement of legal ads in compliance of state law.

### **Budget Impact:**

No additional budgetary impact as legal ads have been budgeted accordingly for FY-2023.

**CITY OF PEACHTREE CITY**  
**INTEROFFICE MEMORANDUM**

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**TO:** Mayor and City Council

**VIA:** Robert Curnow, City Manager 

**FROM:** Quinn Bledsoe, Director, Recreation & Special Events

**DATE:** January 13, 2023

**SUBJECT:** FY23 Budget Amendment and acceptance of donation to  
purchase grass carp for Lake Peachtree  
*January 19, 2023 City Council Consent Meeting*

---

**Recommendation**

Approve budget amendment and accept the donation of \$2,000 from the Lake Peachtree Association to purchase grass carp for Lake Peachtree.

**Discussion**

Lake Peachtree is a focal point of the city, and many residents use the lake to enjoy an array of recreational activities like boating and fishing. Historically, Lake Peachtree has been infested with hydrilla-which is an invasive species. To prevent future issues, biologists with the Georgia Department of Natural Resources have recommended the stocking of sterile grass carp in the lake at 5 fish per acre. 1100 fish are needed to stock the lake at a price of \$5.00 per fish.

The total cost of the project is \$5,500.00.

**Budget Impact**

The attached budget amendment will increase both revenues and expenditures by \$2,000 in the general fund.





# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**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

**DATE:** January 5, 2023

**SUBJECT:** FY 2023 Budget Amendments – Insurance Reimbursement – Lightning Damage  
  
*January 19, 2023 City Council Consent Agenda*

---

**Recommendation:**

Approve the attached budget amendment to allocate funding for equipment replacement due to lightning damage and a police vehicle replacement due to collision.

**Discussion:**

The attached budget amendment will allocate funding for the replacement of equipment throughout the city that was damaged by lightning during a storm this past summer. Also included is a police vehicle that was totaled in a collision last fiscal year but was unavailable for replacement until this fiscal year. We have received reimbursement through our property insurance for all. The lightning damage was reimbursed this fiscal year and the police vehicle was reimbursed last fiscal year.

**Budget Impact:**

The attached budget amendment will increase both the revenue and expenditure accounts in the General Fund by \$80,029.

Attachments: Budget Amendment.

kb: council reports/Budget Amendments FY23

# CITY OF PEACHTREE CITY

|                  |
|------------------|
|                  |
| BUDGET AMENDMENT |

|  |               |       |
|--|---------------|-------|
|  | <b>NUMBER</b> | 23-14 |
|--|---------------|-------|

|             |            |
|-------------|------------|
| <b>DATE</b> | 01/19/2023 |
|-------------|------------|

[illegible]

**NOW , THEREFORE, BE IT RESOLVED** that this Council hereby amends the Fiscal Year 2023 Budget Resolution to budget for Insurance Reimbursement to cover lightening damage to equipment throughout multiple departments and a police vehicle totaled in FY22 replaced in FY23.

|  |  |                |  |
|--|--|----------------|--|
|  |  | <i>Entered</i> |  |
|--|--|----------------|--|

**Approved** \_\_\_\_\_

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and City Council

**VIA:** Robert Curnow, City Manager 

**FROM:** Robin Bechtel Cailloux, AICP   
Planning and Development Director

**DATE:** January 10, 2023

**SUBJECT:** **Accept GMC proposal for professional services for the Unified Development Ordinance**  
*January 19, 2023 City Council Meeting*

---

### Discussion

A project to combine and update the zoning and land development ordinance into a Unified Development Ordinance (UDO) was approved in this year's budget up to \$120,000. Peachtree City currently has two primary documents that regulate development: the Zoning Ordinance and the Land Development Ordinance. In addition to these regulatory documents, City has also adopted design guidelines to offer additional standards for design, architecture, and landscape in targeted areas of the City. In their entirety, these documents consist of several hundred pages that are often overlapping and sometimes inconsistent. A UDO would streamline these documents into one combined document that would be more easily accessible to the public, designers, and City staff reviewers.

The last comprehensive review of the city's zoning and development ordinances occurred in 1985, eight (8) years after the city's original ordinances were adopted. The City and our modern society are quite different than we were in 1985. There is a broad range of uses and technologies today that were not contemplated previously, such as LED lights and the internet. Through this effort, the City's current zoning and development regulations will be reviewed to reflect new uses and technologies that were not contemplated when the code was initially drafted decades ago, as well as eliminate conflicting regulations.

The UDO is not intended as a wholesale rewrite of the City's zoning and development regulations and will not rezone any part of the City.

Peachtree City accepted two proposals for professional services from established firms practiced in writing UDO, PLB Planning Group and Goodwyn Mills Cawood (GMC). GMC has been selected based on their experience with similar communities in Georgia and overall cost. The final cost from GMC will be \$80,000.



## **UDO Professional Services**

*Page 2*

Staff particularly liked previous work experience that GMC has. Whereas many UDOs are written to emphasize historic downtowns and areas looking to create more density, GMC has experience with communities like Peachtree City where protecting the suburban character and natural resources are paramount.

### **Recommendation**

Staff recommends accepting the proposal for professional services from GMC for the Unified Development Ordinance,

**CITY OF PEACHTREE CITY**  
**INTEROFFICE MEMORANDUM**

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**TO:** Mayor and City Council

**VIA:** Robert Curnow, City Manager *RC*

**FROM:** Paul J. Salvatore, Financial Services Director *PS*  
Madhuri Adapala, GIS Manager

**DATE:** January 12, 2023

**SUBJECT:** Proposal to change GIS Technician position to a second GIS Analyst position

*January 19, 2023 City Council Meeting*

---

**Recommendation:**

Reclassify the unfilled and unclassified GIS Technician position to a GIS Analyst position, Salary Grade 115.

**Discussion:** After 3 months of observation, the city's new GIS Manager has observed that the City has various GIS needs in different capacities. This includes Planning, Analysis, help in managing the existing Enterprise GIS, along with extending it to suit the essential GIS needs of City Departments. Staff therefore proposes that we convert the present allocated GIS Technician position to a GIS Analyst position, as we can accommodate the Technician functions as needed by the GIS Analysts in place. We believe this position change is justified due to the increased GIS needs of the City, and to aid all City Departments with appropriate immediate as well as long term GIS application support.

The roles and responsibilities of a GIS Analyst are slightly complex with more focus on GIS data Analysis, Raster Analysis, as needed, being independently responsible to lead a Project from start to finish, with little to no guidance from the GIS Manager. This position will be focusing on the ESRI ARCGIS Online solutions, helping to take care of the Web Application support needs of various City Departments along with working with the existing GIS Analyst.

Keep the AGOL account up to date with Basemaps and Locators. The present GIS Analyst is overloaded with the GIS Data requests for mapping/GPS data collection, and hence would help in easing out the GPS process and with implementing ARCGIS Online applications.

**Budget Impact**

It is anticipated that existing funding in the GIS department will be sufficient to cover the cost of this reclassification as the budgeted GIS Technician position has been vacant since October 1, 2022. The salary range for a GIS Analyst is \$67,143.72 - \$104,073.94.

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**TO:** Mayor and City Council

**VIA:** Robert Curnow, City Manager 

**FROM:** Robin Bechtel Cailloux, AICP   
Planning and Development Director

**DATE:** January 12, 2023

**SUBJECT:** Old Agenda Item: Variance from Transitional Yard requirement, 100 McWilliam's Drive  
January 19, 2023 City Council Meeting

---

### **Discussion:**

The Applicant is requesting relief in the form of a variance from the transitional yard requirement of 75 feet between non-residential and residential zoning districts [Section 916 of the Zoning Ordinance]. The public hearing was held and the request was tabled at the November 17, 2022 City Council meeting. Since that time, the applicant has met with several of the residents in the Beechwood subdivision to discuss their concerns and revise their site plan.

The Applicant has revised the original site plan by reducing the size of the proposed office building and increase the width of the landscape buffer in locations where the elevation on the lot is higher. The revised site plan is attached to this memo. The applicant is still requesting to reduce the transitional yard buffer down to 30 feet at its narrowest.

The property is an undeveloped and existing lot of record, located at the southeast corner of McWilliam's Drive and State Route 74 North. It is currently zoned OI Office Institutional, which permits the proposed medical office use.

As part of the application the Applicant has included a justification narrative and a site plan, which are attached to this memo.

### **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.*

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

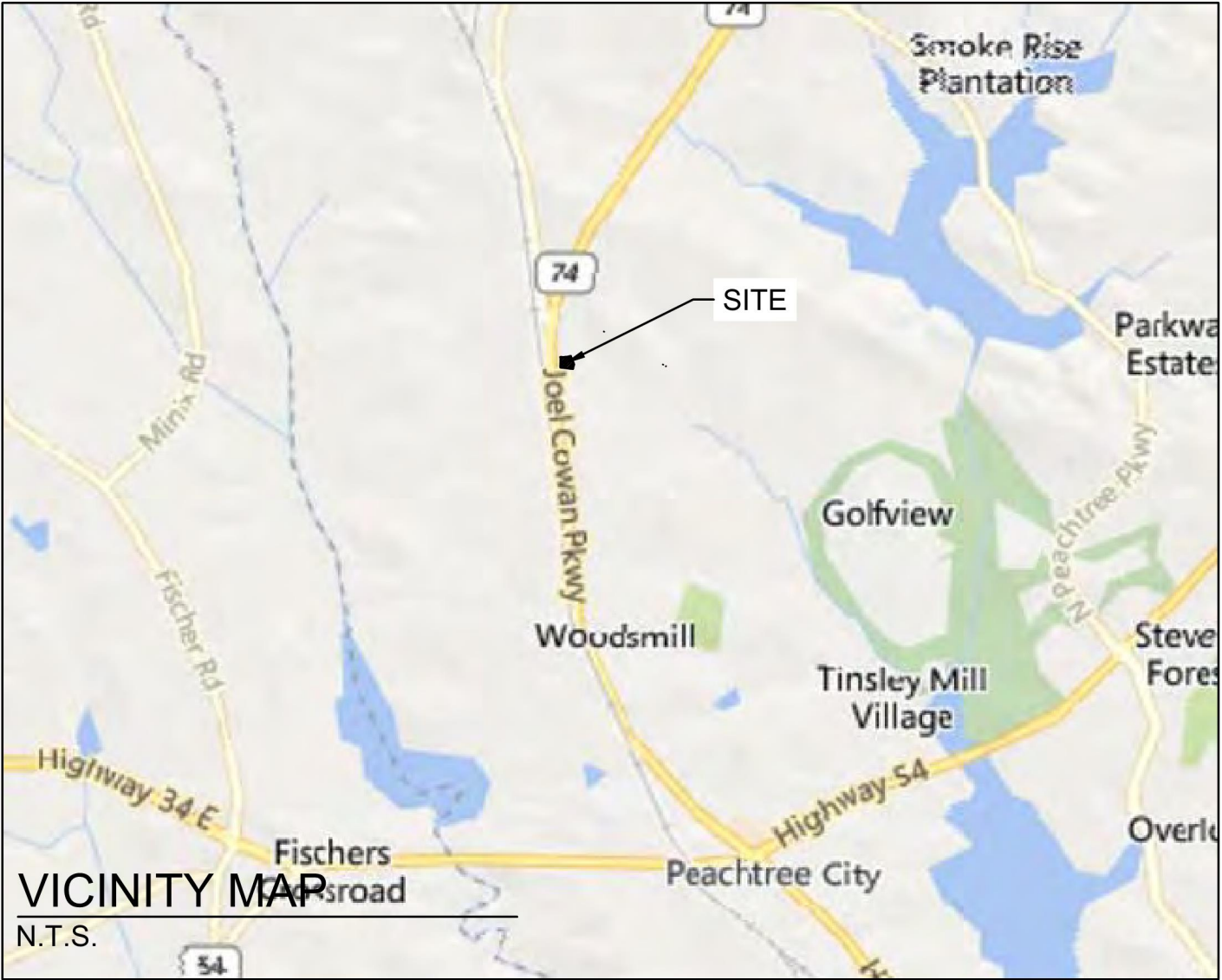
- (a.) There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;*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

**Staff Comments:**

Should the City Council decide to approve the variance request, staff recommends approval with these conditions:

1. Additional evergreen landscaping be added between the proposed parking lot and adjacent residential lots to provide a visual buffer.
2. All site lighting fixtures shall be a maximum of 3-feet in height and shall be full cut-off. Structural lighting shall comply with existing city ordinances and shall not permit light intrusion onto the adjacent residential lots.
3. A public access and path easement shall be preserved through the rear 75-feet of the lot. The purpose of this easement shall be for future potential connection of the path network from McWilliam's Drive to Kedron Drive.
4. The parking lot shall be designed to provide future access to the adjacent undeveloped lot to the south. Inter-parcel connection between this lot and the adjacent lot shall be required when the southern lot is developed.



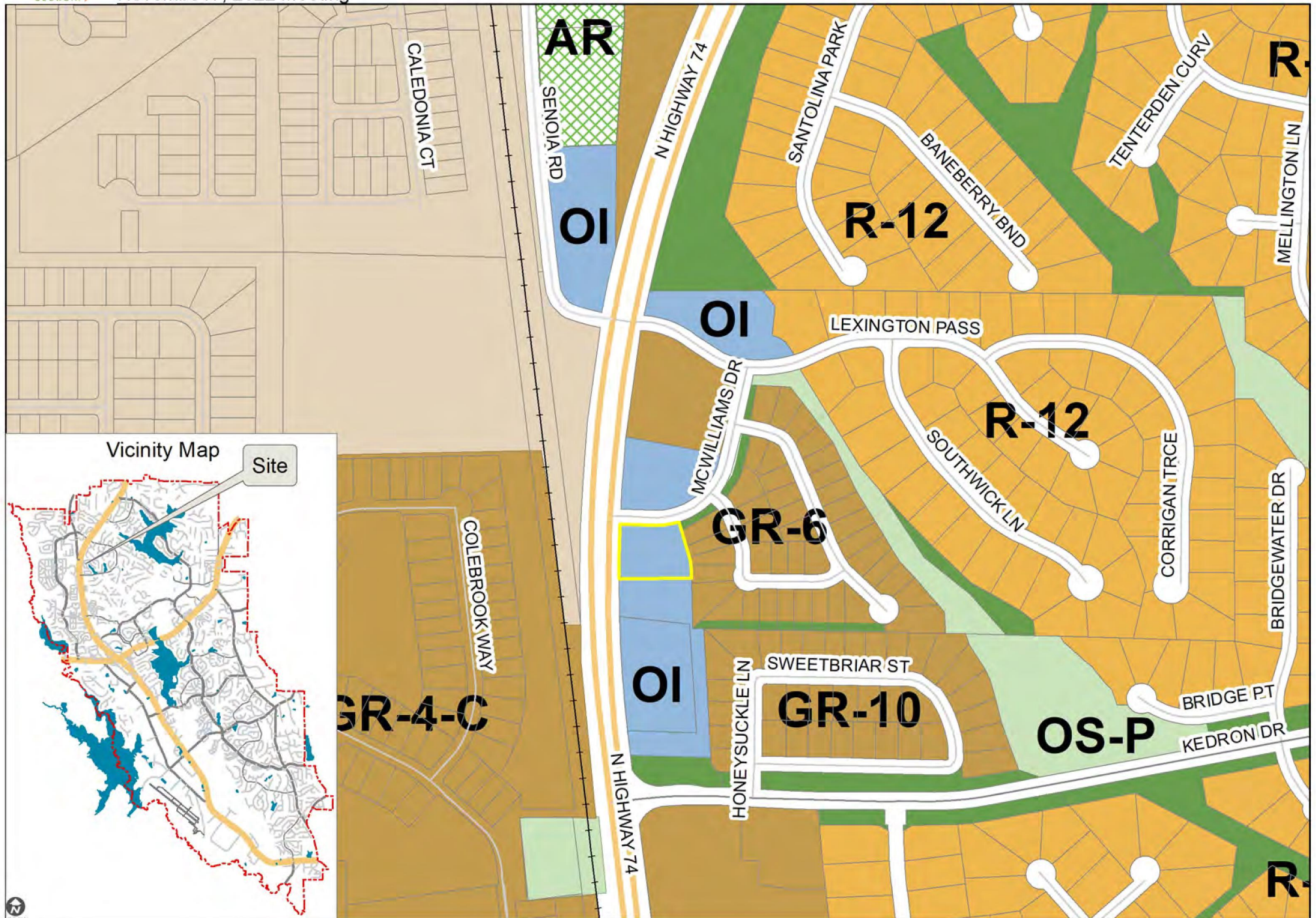


SITE PLAN NOTES:

- OWNER:**  
PEACHTREE CARDIOLOGY, P.C.  
190 GREENCASTLE ROAD  
TYRONE, GEORGIA 30290  
CONTACT: DR. ASLAM KHAN, MD  
EMAIL: AK2202@MAC.COM  
PHONE: (770) 702-1864
- DEVELOPER:**  
SOUTHTREE COMMERCIAL  
201 PROSPECT PARK, SUITE A  
PEACHTREE CITY, GA 30269  
CONTACT: TOMMY WEBB  
EMAIL: TWEBB@STCOM.US  
PHONE: (770) 631-0499
- ARCHITECT:**  
JEFFERSON ARCHITECTURE  
150 HUDDLESTON ROAD, SUITE 1000  
PEACHTREE CITY, GA 30067  
CONTACT: JEFFERSON BROWN, AIA  
EMAIL: JEFFERSON@JBGA.US  
PHONE: (770) 632-9545
- ENGINEER/SURVEYOR:**  
INTEGRATED SCIENCE & ENGINEERING, INC.  
1039 SULLIVAN ROAD, SUITE 200  
NEWMAN, GA 30265  
CONTACT: JASON L. WALLS, P.E.  
EMAIL: JWALLS@INTSE.COM  
PHONE: (678) 552-2106
- SITE DATA:**  
AREA: 1.09 ACRES  
ADDRESS: NE CORNER OF S.R. 74 AND McWILLIAMS DRIVE  
TAX PARCEL ID NUMBER: 0736 040  
ZONING: OI (OFFICE INSTITUTIONAL)  
USE: MEDICAL OFFICE
- SETBACKS:**  
FRONT, AT S.R. 74 - 40 FEET (BUILDING AND PARKING) \*  
FRONT, AT McWILLIAMS - 40 FEET (BUILDING SETBACK), 20 FEET (PARKING SETBACK)  
SIDE - 10 FEET (BUILDING SETBACK)  
REAR - 75 FEET (BUILDING SETBACK)  
\* ADMINISTRATIVE VARIANCE REQUIRED
- BUFFERS:**  
FOUNDATION - 8 FEET (AROUND BUILDING)  
RESIDENTIAL - 30 FEET (ADJACENT TO RESIDENTIALLY ZONED PROPERTY)  
LANDSCAPE STRIP - 10 FEET (ADJACENT AT NON-RESIDENTIAL PROPERTY AND REAR BUFFER)
- BUILDING AREA:**  
5,000 SF, SINGLE-STORY
- IMPERVIOUS SURFACE CALCULATIONS:**  
IMPERVIOUS SURFACE AREA = NA (ALLOWABLE)  
21,425 SF OF IMPERVIOUS SURFACES (PROPOSED)  
TOTAL IMPERVIOUS SURFACE CALCULATION = +/- 45% (LESS THAN ALLOWABLE)
- PARKING SUMMARY:**  
REQUIRED SPACES - MEDICAL. 1 SPACE FOR EVERY 250 SF OF GROSS FLOOR AREA = 20 SPACES REQUIRED  
PROVIDED SPACES: 30 SPACES, WITH 2 HANDICAPPED SPACES (150% PARKING) \*\*
- PROJECT NARRATIVE:** THE PROPERTY CURRENTLY IS AN UNDEVELOPED WOODED LOT WITH FRONTAGE ALONG S.R. 74 AND McWILLIAMS DRIVE. THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF A NEW 7,500 SF MEDICAL OFFICE BUILDING WITH ASSOCIATED PARKING, DRIVE LANES, UTILITY CONNECTIONS, LANDSCAPING AND STORMWATER MANAGEMENT. ACCESS IS PROPOSED OFF McWILLIAMS DRIVE. A PUBLIC ACCESS AND PATH EASEMENT SHALL BE RESERVED THROUGH THE REAR 75-FEET OF THE LOT. THE PURPOSE OF THIS EASEMENT SHALL BE FOR FUTURE POTENTIAL CONNECTION OF THE PATH NETWORK FROM McWILLIAMS DRIVE TO KEDRON DRIVE. THE PARKING LOT SHALL BE DESIGNED TO PROVIDE FUTURE ACCESS TO THE ADJACENT UNDEVELOPED LOT TO THE SOUTH. INTER-PARCEL CONNECTION BETWEEN THIS LOT AND THE ADJACENT LOT SHALL BE REQUIRED WHEN THE SOUTHERN LOT IS DEVELOPED.
- FLOODPLAIN:** NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13113C0086E DATED SEPTEMBER 26, 2008.
- ECOLOGY:** WETLANDS AND STATE WATERS ARE NOT PRESENT ON OR WITHIN 200 FEET OF THE PROPERTY.
- UTILITIES:** WATER AND SEWER SERVICE PROVIDED BY THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT. BUILDING UTILITIES SUCH AS HVAC UNITS TO BE GROUND MOUNTED AND SCREENED FROM VIEW.
- STORMWATER MANAGEMENT NARRATIVE:** STORMWATER MANAGEMENT TO BE PROVIDED BY A SINGLE DRY EXTENDED DETENTION FACILITY WITH WATER QUALITY TREATMENT THROUGH RUNOFF REDUCTION.
- FIRE PROTECTION PLAN:** THIS DEVELOPMENT DOES NOT REQUIRE A BUILDING SPRINKLER SYSTEM. SITE LAYOUT WILL INCLUDE WATER SERVICE CONNECTION WITH ACCESS TO EXISTING OR NEW FIRE HYDRANTS MEETING HOSE LAY REQUIREMENTS.
- SITE LIGHTING:** ALL SITE LIGHTING FIXTURES SHALL BE A MAXIMUM OF 3-FEET IN HEIGHT AND SHALL BE FULL CUT-OFF. STRUCTURAL LIGHTING SHALL COMPLY WITH EXISTING CITY ORDINANCES AND SHALL NOT PERMIT LIGHT INTRUSION ONTO THE ADJACENT RESIDENTIAL LOTS.
- LANDSCAPING:** THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF PEACHTREE CITY RULES AND REGULATIONS, INCLUDING APPROVAL BY THE PLANNING COMMISSION ONCE THE BUILDING HAS BEEN ERCTED. ADDITIONAL LANDSCAPING WILL BE PLACED FOR THE HIGHWAY BUFFER REDUCTION. ADDITIONAL EVERGREEN LANDSCAPING BE ADDED BETWEEN THE PROPOSED PARKING LOT AND ADJACENT RESIDENTIAL LOTS TO PROVIDE A VISUAL BUFFER. A FENCE MAY BE ADDED TO THE LANDSCAPE STRIP FOR ADDITIONAL BUFFERING IF NECESSARY.

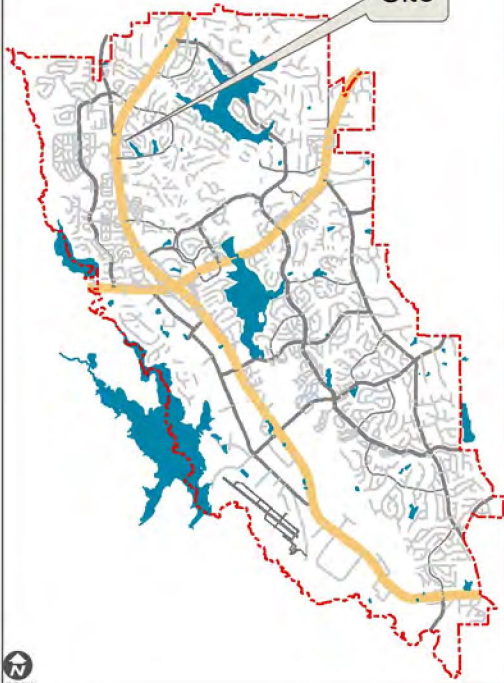
| Date    | Drawn by | Check by | Project # | Design by | Review by | Revisions                    | Date      | App. |
|---------|----------|----------|-----------|-----------|-----------|------------------------------|-----------|------|
| 9/28/22 | JLW      | JLW      | 1109-2205 | JLW       | JLW       | 1. CONCEPT REVISIONS         | 12/2/22   | JLW  |
|         |          |          |           |           |           | 2. ISSUED FOR CONCEPT REVIEW | 10/7/4/22 | JLW  |





Vicinity Map

Site





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

|                          |                                                                                                                                                                                                                                                                                                                                         |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VARIANCE LOCATION</b> | Street Address _____<br>Zoning District: _____                                                                                                                                                                                                                                                                                          | <b>PROPERTY OWNER</b>       | Name _____<br>Phone _____<br>Email _____                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>APPLICANT</b>         | Name _____<br>Address _____<br>City, State, Zip _____<br>Phone # _____<br>Email _____                                                                                                                                                                                                                                                   | <b>SUPPORTING DOCUMENTS</b> | <b>Please submit the following items in support of the requested variances. See the second page of this form for additional details.</b><br><input type="checkbox"/> Site plan (with property lines and proposed work)<br><input type="checkbox"/> A detailed report responding to the criteria listed on the back of this form<br><input type="checkbox"/> Letters of support from adjacent property owners and/or HOA<br><input type="checkbox"/> Other items demonstrating need |
| <b>VARIANCE CATEGORY</b> | <input type="checkbox"/> Administrative :<br><input type="checkbox"/> Existing <input type="checkbox"/> Setback <input type="checkbox"/> Parking <input type="checkbox"/> Fence<br><input type="checkbox"/> Zoning Section: _____<br><input type="checkbox"/> Sign Sec.: _____<br><input type="checkbox"/> Land Development Sec.: _____ | <b>SUMMARY</b>              | Briefly describe why this variance is being requested: _____<br>_____<br>_____<br>_____<br>_____                                                                                                                                                                                                                                                                                                                                                                                   |

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

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

Signature of Owner/Agent: \_\_\_\_\_ Date \_\_\_\_\_

October 28, 2022

Ms. Lora Hooks, Senior Planner  
Planning and Development  
151 Willowbend Road  
Peachtree City, Georgia 30269

Re: **DETAILED REPORT**  
Variance Application for  
Peachtree Cardiology, P.C.  
100 McWilliams Road  
Peachtree City, Georgia 30269

Dear Ms. Hooks:

The purpose of this Letter of Intent is to provide the City of Peachtree City with a Detailed Report of the proposed Variance Request for the development of a new medical office building for Peachtree Cardiology at 100 McWilliams Drive in Peachtree City. The Variance Request is for relief from Article IX General Provisions, Sec. 916. - Transition yard standards between dissimilar zoning districts, Subsection (916.2) which states the following:

Property abutting residentially-zoned property. Notwithstanding any provision of this ordinance to the contrary, all property zoned GC, LUC, OI, LI or GI that adjoins a residentially zoned tract of land shall have increased setback and buffer requirements along any rear and/or side property lines abutting the residential property. At a minimum, the setback and buffer requirements shall be no less than 75 feet in width as measured from the property boundary.

The request is to apply the 75-foot setback with a 30-foot buffer in lieu of the transitional yard requirement.

#### **PROEPRTY LOCATION AND CONDITIONS**

The Property is southeast of the intersection of State Route 74 and McWilliams Drive in Peachtree City, and includes approximately 1.1 total acre. The property has a highpoint at the intersection of 892, with a low point directly to the east of 872 at the property line. This 20 feet of vertical relief provides a drainage pattern from west to east towards an existing residential subdivision. The property has limited access at SR 74, and thus requires a driveway on McWilliams Drive a reasonable distance from the intersection.



## **ZONING CLASSIFICATION**

The property is currently zoned OI (Office Institutional), which is the primary use for the proposed medical office building. The property was rezoned to OI in 1994 prior to development of the adjacent residential subdivision.

## **PROJECT DESCRIPTION**

The proposed development includes construction of an approximate 7,500 SF Medical Office Building with associated drives, parking spaces, utilities, stormwater management, and other associated features to fully develop the site in accordance with Peachtree City ordinances. Stormwater management will be provided to attenuate potential runoff from various storm events as well as to provide water quality treatment. Landscaping will be provided meeting City ordinances, including specific placement of screening materials along the eastern buffer. Water and sewer services are provided to the property.

## **DETAILED REPORT (providing support for this request)**

When applying for a variance from the Zoning Ordinance, the following report provides statements of how this request meets the following criteria:

**(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;

Yes. The proposed property is a corner lot southeast of the intersection of S.R. 74 and McWilliams Drive, with associated buffers and setbacks. The property slopes from west to east with about 20 vertical feet of relief. The property as zoned includes a 60-foot highway buffer and setback on its west side and a 75-foot buffer and setback on the east side. A driveway is not allowed on S.R. 74 and must be positioned on McWilliams Drive as far from the intersection as possible. With these conditions, the strict application of this zoning ordinance renders the site undevelopable.

**(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;

Application of these regulations would create a practical difficulty and unnecessary hardship for a medical office facility, specifically considering driveway, stormwater, and grading applications/requirements. Additional developable lot width allows modifications to the site plan for access, stormwater management, and elevations that will allow a medical office facility to be developed successfully. The hardships are created by the size and shape of the property, specific to the referenced zoning section for variance.

**(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;

The two buffers with setbacks opposing each other severely restrict the width of the lot as it faces McWilliams, which is the driveway access location for the property. The transitional yard buffer application is an exceptional and extraordinary circumstance and condition that will preclude the applicant the ability to develop this land.

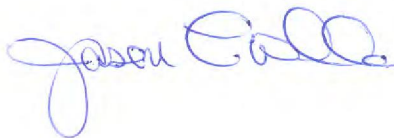
- (d) The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and  
The intent of the transitional yard can still be satisfied through application of the standard OI buffer and setback requirements, and include specifically placed landscaping and potential barriers to provide a similar buffer result from the current requirement of 75 feet. As such, the granting of this variance request will not result in special privileges or r limitations of other similarly zoned properties.
- (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.  
Correct. Granting this variance is not detrimental to public health, safety, and welfare to the property, public, nor neighboring properties, as a standard buffer and setback will still be applied.
- (f) The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.  
The granting of this variance is consistent with the objective of the comprehensive plan, specifically it allows the property to be developed as currently zoned.

## **CLOSURE**

Integrated Science & Engineering, Inc., including the property owner and developer, appreciates your consideration of this Variance Request. Please feel free to contact the undersigned with any additional questions, comments, or if we can provide any additional information.

Sincerely,

**INTEGRATED SCIENCE & ENGINEERING, INC.**



Jason L. Walls, P.E.  
Principal



January 11, 2023

JEFFERSON BROWN ARCHITECTURE  
150 Huddleston Road  
Peachtree City, Georgia 30269

Re: Proposed Medical Building  
100 Mc Williams Drive

Dear Jefferson,

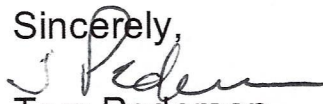
In response to your email this afternoon, we want to first thank you for your assistance in hosting the December 17, 2022 meeting with the Property Owner, Engineer and Developer. This meeting helped identify and resolve the issues presented at the initial PTC Council Meeting.

We, as the Beechwood Subdivision Community, have agreed to the plan sent to us regarding:

- Drainage
- Lighting
- Landscaping
- Setbacks

Thanks again to The Jefferson Brown Architecture Company for your assistance in getting the current Site Plan for our review and approval.

Sincerely,



Tom Pedersen  
Beechwood Subdivision

TCP:vp

**SUMNER | MEEKER**  
LLC  
ATTORNEYS AT LAW

THEODORE P. MEEKER, III

14 EAST BROAD STREET  
NEWNAN, GEORGIA 30263

TELEPHONE 770-251-1750  
FACSIMILE 770-251-1770

TO: City Council  
City of Peachtree City

FROM: Theodore P. Meeker, III   
City Attorney

DATE: January 13, 2023

RE: Request for Abandonment of a portion of Kelly Green to Planterra HOA

---

The Planterra Ridge HOA requested consideration by the City to abandon a portion of Kelly Green so that a gate could be installed. Previously, the City has installed traffic calming measures within the subdivision in an effort to address safety concerns and reduce cut-through traffic. Recent reports, and a review by city staff, found that additional action may be necessary to address those issues. The installation and maintenance of the gate would be the sole financial responsibility of the HOA if the abandonment is approved.

With respect to a road abandonment, the relevant statute is O.C.G.A. § 32-7-2(c), which provides as follows:

When it is determined that a section of the municipal street system has for any reason ceased to be used by the public to the extent that no substantial public purpose is served by it or that its removal from the municipal street system is otherwise in the best public interest, the municipality, by certification recorded in its minutes, accompanied by a plat or sketch, and after notice to property owners located thereon, may declare that section of the municipal street system abandoned. Thereafter, that section of road shall no longer be a part of the municipal street system and the rights of the public in and to that section of street as a public road shall cease. The property may be disposed of by the municipality as provided in Code Section 32-7-4.

As the road is still being used by the public, the second analysis is pertinent: that the removal from the municipal street system is otherwise in the best public interest. Factors such as cut-through traffic on a residential road are pertinent to your consideration.

The statute requires that notice has to be given to the owners of property adjacent to the street prior to such action being taken. In this instance, notice has been given to the



Planterra HOA and the owner of Planterra Ridge Golf Course. In response, Planterra HOA expressed a desire to acquire to purchase the portion of Kelly Green that is being considered for abandonment. The owner of Planterra Ridge Golf Course indicated that it was not interested in acquiring the property.

Assuming that the Council votes to abandon the road, the City can proceed with disposing of the property in accordance with O.C.G.A. § 32-7-4(a)(1) as the street at issue has been owned by the City for not more than 30 years. Notice of the right to adjacent property owners as noted above. The Planterra HOA exercised its right to acquire the property

An appraisal was done, and the value of the portion of Kelly Green at issue was found to be \$9,400.00. In accordance with O.C.G.A. § 32-7-4(a)(2)(B), the city and the HOA could negotiate the sale as the value is less than \$75,000.00. As the proposed abandonment involves only a portion of the road, the city, can sell such property for not less than 15% of the market value in accordance with O.C.G.A. § 32-7-4(a)(2)(A). As such, an offer in the amount of \$7,990.00 would be in compliance with that statute, and that amount has been offered by the Planterra HOA within the 30 day option period.

As noted, any sale has to be approved by resolution of the city council to be recorded in the minutes of the council meeting. All proceeds arising from such sale shall be paid into and constitute a part of the funds of the city.

Finally, I have attached a proposed Resolution to be adopted if the Council determines that abandoning the roads at issue is proper, along with a sketch of the portion of such roads to be abandoned.

TPM/jm  
Enclosures



# RETRACEMENT SURVEY AND DIVISION

A PORTION OF THE RIGHT-OF-WAY  
OF KELLY GREEN (VARIABLE RIGHT-OF-WAY)  
PLAT BOOK 24, PAGE 24

LEGEND  
N/F - NOW OR FORMERLY  
WV - WATER VALVE  
FH - FIRE HYDRANT  
ICV - IRRIGATION CONTROL VALVE  
JB - JUNCTION BOX  
DWCB - DOUBLE WING CATCHBASIN  
LP - LIGHTPOLE  
▲ - SIGN

N/F  
LOT 401  
PLANTERRA RIDGE  
PHASE 1A1  
PLAT BOOK 24, PAGES 25-26

N/F  
CITY GREENBELT  
PLANTERRA RIDGE  
PHASE 1A1  
PLAT BOOK 24, PAGES 25-26

N/F  
LOT 412  
PLANTERRA RIDGE  
PHASE 1A1  
PLAT BOOK 24, PAGES 25-26

N/F  
LOT 426  
PLANTERRA RIDGE  
PHASE 1A1  
PLAT BOOK 24, PAGES 25-26

GRID NORTH  
GA WEST ZONE

| LINE | CHORD  | CHORD BEARING | RADIUS  | ARC    |
|------|--------|---------------|---------|--------|
| C1   | 30.04' | N23°40'02"W   | 302.19' | 30.05' |
| L1   | 30.00' | N26°30'38"W   |         |        |
| L2   | 6.42'  | N63°29'22"E   |         |        |
| C2   | 32.10' | N66°46'19"E   | 280.00' | 32.12' |
| C3   | 25.22' | S66°46'17"W   | 220.00' | 25.24' |
| L3   | 7.91'  | S63°29'35"W   |         |        |
| C4   | 31.62' | N30°49'54"E   | 25.00'  | 34.24' |
| C5   | 35.44' | S64°48'08"E   | 25.00'  | 39.39' |

PREPARED FOR:  
**THE CITY OF  
PEACHTREE CITY**  
LAND LOT 58, 6TH DISTRICT  
CITY OF PEACHTREE CITY  
FAYETTE COUNTY, GA.  
SCALE: 1" = 20'  
LAST DATE OF FIELD WORK: 04-19-2022  
DATE OF DRAWING: 11-01-2022

THE PURPOSE OF THIS SURVEY IS AS A RETRACEMENT SURVEY OF EXISTING  
RIGHT-OF-WAY, AND TO CREATE A NEW PARCEL OF LAND OUT OF A PORTION  
OF THE EXISTING RIGHT-OF-WAY OF KELLY GREEN.

CURRENT OWNER:  
THE CITY OF PEACHTREE CITY, GEORGIA PER THE  
CERTIFICATE OF DEDICATION ON PLAT BOOK 24, PAGE 24

THIS SURVEY WAS AUTHORIZED BY DAVE BORKOWSKI  
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
RULE 180-6-.09 THE TERM "CERTIFICATION" RELATING TO LAND SURVEYING  
SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED  
STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A  
GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY  
NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON,  
PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,  
PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE  
UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES,  
REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING  
TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK  
LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY  
EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS  
RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH  
OF THE PROPERTY.

THE LATEST DATE OF FIELD WORK SHOWN IS APPLICABLE TO PROVISIONS  
OF STATUTES OF LIMITATION.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING  
ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN,  
RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE  
OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND  
DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND  
LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR  
DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES  
AND/OR STRUCTURES.

UNLESS OTHERWISE STATED, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO  
WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES  
ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED OR BY W.D. GRAY AND  
ASSOCIATES, INC. FOR LOSS OR DAMAGES RELATING TO THE EXISTENCE OF ANY  
EASEMENT NOT DISCOVERED FROM THE CASUAL ABOVE GROUND VIEW OF THE PREMISES.

OWNER'S CERTIFICATE  
I/WE, THE UNDERSIGNED, CERTIFY THAT AS THE LEGAL OWNER/OWNERS OF THE SUBJECT PROPERTY,  
I/WE HEREBY AUTHORIZE THE SUBMITTAL OF THIS FINAL PLAT FOR THE SUBDIVISION OF MY/OUR PROPERTY.

OWNER/REPRESENTATIVE DATE

OWNER/REPRESENTATIVE DATE

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land  
surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval  
certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be  
confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended  
use of any part thereof. The surveyor certifies that this plat complies with  
the minimum technical requirements of the Georgia Code of Professional Engineers and Land Surveyors and as set  
forth in O.C.G.A. Section 15-6-67.

11/02/2022  
DATE

*W.D. Gray*

CLOSURE DATA  
FIELD CLOSURE = 1' : 54,793  
ANGLE POINT ERROR = < 10"  
EQUIPMENT USED: GEOMAX ZOOM 90  
ADJUSTMENT METHOD: NONE  
PLAT CLOSURE = 1' : 999,999

IN MY OPINION, BY GRAPHIC OBSERVATION,  
THE CREATED TRACT DOES NOT LIE  
WITHIN THE 100 YEAR FLOOD PLAIN AS  
SHOWN ON THE FLOOD INSURANCE  
RATE MAP, 1311SC 0089 E  
DATED: SEPTEMBER 26, 2008

**W.D. GRAY**

AND ASSOCIATES, INC.

LSF000701

Land Surveyors - Planners

160 Greencastle Road Suite B Tyrone, 30290

PH. 770-486-7552

Fax: 770-486-0496

GRAPHIC SCALE 1"=20'  
0 20 40 60

JOB NO: 2204012



## Legal Description

All that Tract or Parcel of land lying and being in Land Lot 58 of the 6<sup>th</sup> District of Fayette County, Georgia, in the City of Peachtree City, and being more particularly described as follows; **Commence** at a magnail set at the South-East end of the curved Right-of-Way intersection of the Easterly Right-of-Way of Cadmum Court, having a 50 foot Right-of-Way, and the Northerly Right-of-Way of Kelly Green, having a Variable Right-of-Way, being 60 feet at this location; Thence North 70 degrees 03 minutes 48 seconds East along the Northerly Right-of-Way of Kelly Green a distance of 125.20 feet to a ½" rebar set; Thence South 19 degrees 56 minutes 12 seconds East a distance of 60.00 feet to a ½" rebar set on the Southerly Right-of-Way of Kelly Green; Thence South 70 degrees 03 minutes 48 seconds West along the Southerly Right-of-Way of Kelly Green a distance of 125.20 feet to a ½" rebar set; Thence North 19 degrees 56 minutes 12 seconds West a distance of 60.00 feet to a magnail set, and the **True Point of Beginning**; said Tract containing 0.173 acres, more or less, and being shown as a portion of the Right-of-Way of Kelly Green on a survey prepared for the City of Peachtree City by W.D. Gray and Associates, dated 11-01-2022, said plat by this reference hereby incorporated herein and made a part hereof.

CITY OF PEACHTREE CITY  
STATE OF GEORGIA

**RESOLUTION No. 01192023-NA1**

A RESOLUTION TO ABANDON A PORTION OF KELLY GREEN.

WHEREAS, the City of Peachtree City, Fayette County, Georgia, was duly incorporated by an act appearing at 1959 Ga. Laws, p. 2049, as amended by Ordinance No. 770, adopted September 6, 2001, et. seq.; and

WHEREAS, the Section 6.3 of the City's Charter and Georgia law authorize the City to dispose of property, including streets; and

WHEREAS, the City of Peachtree City owns, operates and maintains certain streets within the city, including but not limited to Kelly Green; and

WHEREAS, the Planterra Ridge Community Association, Inc. (the "HOA") has requested the abandonment of a portion of Kelly Green; and

WHEREAS, the HOA and Sequoia Golf Planterra Ridge, LLC are the owners of all property adjacent to Kelly Green for which abandonment is being requested; and

WHEREAS, the City has previously installed traffic calming measures within the Planterra Ridge subdivision in an effort to reduce non-residential traffic on streets located therein; and

WHEREAS, recent complaints from residents of Planterra Ridge subdivision, and a review of those complaints by city staff, have found that the amount of non-residential traffic within the subdivision have not been reduced and may pose safety issues; and



WHEREAS, the City Council of Peachtree City has reviewed the request for right-of-way abandonment submitted by the HOA, as well as all information provided by residents of Planterra Ridge subdivision, the HOA, and City staff concerning the abandonment of said right of way and has determined, pursuant to O.C.G.A. § 32-7-2, that the abandonment of a portion of Kelly Green is in the best public interest; and

WHEREAS, the City Council has determined that it appears to be in the best interest of the citizens of the City of Peachtree City to abandon a portion of Kelly Green; and

WHEREAS, prior to considering the abandonment of a portion of Kelly Green, notice was provided to the adjacent property owners; and

WHEREAS, in accordance with such notice, the HOA has exercised its right to purchase the portion of Kelly Green that is being considered for abandonment, in accordance with O.C.G.A. § 32-7-4(a).

THEREFORE BE IT RESOLVED, that the City Council of the City of Peachtree City, Georgia, it is to the best interests of the city that a portion of Kelly Green, as depicted on the drawing attached hereto as Exhibit “A”, the legal description for which is attached hereto as Exhibit “B”, be abandoned, and that such right of way be transferred to the HOA for the amount of \$7,990.00.

BE IT AND IT IS FURTHER RESOLVED, that the city shall retain the right to maintain, operate, repair and replace, by itself or by any licensee or a holder of a franchise from the city, any multi-use paths, poles, wires, pipes, conduits, sewer mains, water mains, or any other facility or equipment for the maintenance or operation of any utility now located in the street or portion thereof abandoned by this ordinance.

BE IT AND IT IS FURTHER RESOLVED, that the City shall proceed with the disposition of the abandoned right-of-way described herein in accordance with O.C.G.A. § 32-7-4(a), and that the Mayor is authorized to sign all documents necessary to effectuate the disposal and transfer of said right of way for the amount of \$7,990.00.

IT IS SO RESOLVED, this \_\_\_\_\_ day of January, 2023.

ATTEST:

\_\_\_\_\_  
Yasmin Julio, City Clerk  
(SEAL)

\_\_\_\_\_  
Kim Learnard, Mayor

\_\_\_\_\_  
Phillip E. Prebor, Mayor Pro Tem

\_\_\_\_\_  
Mike King, Post 2

\_\_\_\_\_  
Clinton Holland, Post 3

\_\_\_\_\_  
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:** January 10, 2023

**SUBJECT:** Rezoning of 949, 951, 975, 976, 986, 1000, and 1001 Crosstown Drive and 555-575 Hwy 75 from GI and LI industrial to GC General Commercial  
*January 19, 2023 City Council Meeting*

### Discussion

The genesis of this rezoning action began when staff approached Council about the seven (7) parcels located at and near the intersection of Crosstown Drive and Highway 74 S. While most of the properties are currently used for commercial purposes only permitted in the General Commercial (GC) zoning district, the properties are actually zoned Industrial (GI and LI). The table below lists the specific properties and whether the current use is permitted in the properties' current zoning. See map attached to this memo of properties outlined in yellow.

| Tax ID   | Address(es)              | Current Use     | Current Zoning | Permitted in Industrial District? | Proposed Zoning | Permitted in Commercial District? |
|----------|--------------------------|-----------------|----------------|-----------------------------------|-----------------|-----------------------------------|
| 0612 016 | 949, 951 Crosstown Dr.   | Auto repair     | GI             | Yes                               | GC              | Yes                               |
| 0612 015 | 975 Crosstown Dr.        | Wendy's         | GI             | No                                | GC              | Yes                               |
| 0612 010 | 1001 Crosstown Dr.       | Gas             | GI             | No                                | GC              | Yes                               |
| 0612 024 | 976 Crosstown Dr.        | Hotel           | LI             | No                                | GC              | Yes                               |
| 0612 027 | 986 Crosstown Dr.        | McDonald's      | LI             | No                                | GC              | Yes                               |
| 0612 021 | 1000 Crosstown Dr.       | Vacant car wash | LI             | Yes                               | GC              | Yes                               |
| 0615 034 | 555, 565, & 575 HWY 74 S | Gas & Food      | GI             | No                                | GC              | Yes                               |

Staff voiced concern that the redevelopment of 1000 Crosstown Drive in particular could have significant visual impact on the character of the Highway 74 corridor and Peachtree City as a whole. The industrial zoning districts do not have a height restriction, which means that a building taller than 4 stories within 40 feet of the road pavement could be built on the property without any input from City staff or the public. Recent community discussions concerning maximum building heights indicate that this may not be something desired by some residents.

Therefore, Council initiated the rezoning of these properties to the zoning district that most matches the current uses on the property: General Commercial (GC). By doing so, the current uses on the properties will be permitted by right and will no longer be considered *legally non-conforming uses*, or 'grandfathered'. Removing them from this category is beneficial to the general public because:

- Under the non-conforming ordinance, the current uses cannot expand or grow beyond their current footprint.
- Under the non-conforming ordinance, property owners cannot invest more than 50% of the *depreciated* value in the renovation of their property.
- Under the non-conforming ordinance, non-conforming uses cannot be reinstituted if the property stays unused for one (1) year or more.

Recently, there has been discussion over whether the hotel property is driving the rezoning action, particularly related to the second bullet above (a maximum investment based on the depreciated value of the structure). The facts are as follows:

- (1) The ordinance states, "*a nonconforming building or structure shall not be restored or structurally altered for continuance as a nonconforming use if the cost of such restoration or alteration exceeds 50 percent of its replacement cost less depreciation, as determined by the county tax assessor.*" Staff contacted Sonya B. Kennedy and Dennis West at the County Tax Assessors Office in 2017 to understand how to calculate this figure. Staff was told that the "Total Value" listed on the Tax Assessor interactive map website is the replacement cost less depreciation. (See figure below for the screenshot of the Tax Assessor data for the hotel property at 976 Crosstown Drive)

| Assessment       |              |                |
|------------------|--------------|----------------|
|                  | 2023 Working | 2022 Certified |
| LUC              | 315          | 315            |
| Class            | I3           | I3             |
| + Land Value     | \$690,160    | \$690,160      |
| + Building Value | \$1,923,100  | \$1,923,100    |
| = Total Value    | \$2,613,260  | \$2,613,260    |
| Assessed Value   | \$1,045,304  | \$1,045,304    |



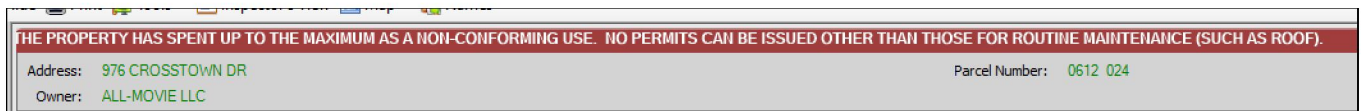
As shown above, the 50% value of the "Total Value" is \$1,306,630. 50% of the building value is \$961,550.

- (2) There have been six (6) permits issued to the hotel property recently. As listed by the general contractor, the value of the work done for each permit is:
- PCA22-0034 valued at \$750,000
  - PCA22-0037 valued at \$50,000
  - PCA22-0044 valued at ~~\$50,000~~ **\$250,000**
  - PCA22-0048 valued at ~~\$70,000~~ **\$120,000**
  - Reroof permit valued at \$70,000 (this is not typically included since re-roofing is a maintenance action and not an alteration)
  - Demolition permit valued at \$25,000 (this is typically all labor and not actually value added to the property)

The total value added to the property is ~~\$920,000~~ **\$1,170,000**. This is under the 50% of the replacement cost less depreciation.

**\*The discrepancy in the value of the two permits is a result of differing data entry into the permit software compared to amount handwritten on the application. However, the total value added to the property remains under the 50% limit.**

- (3) The alteration costs have approached the maximum amount. Therefore, a flag has been added in the permit software to warn that no new alteration permits can be applied for. See figure below. This maroon-colored flag scrolls at the top of the property and prevents new permits from being issued without Director approval.



- (4) The genesis of the rezoning action, as stated in the beginning of this memo were based on concern over maximum building heights permitted by right in the industrial zoning districts, particularly on Highway 74 S.

### **Evaluation Criteria:**

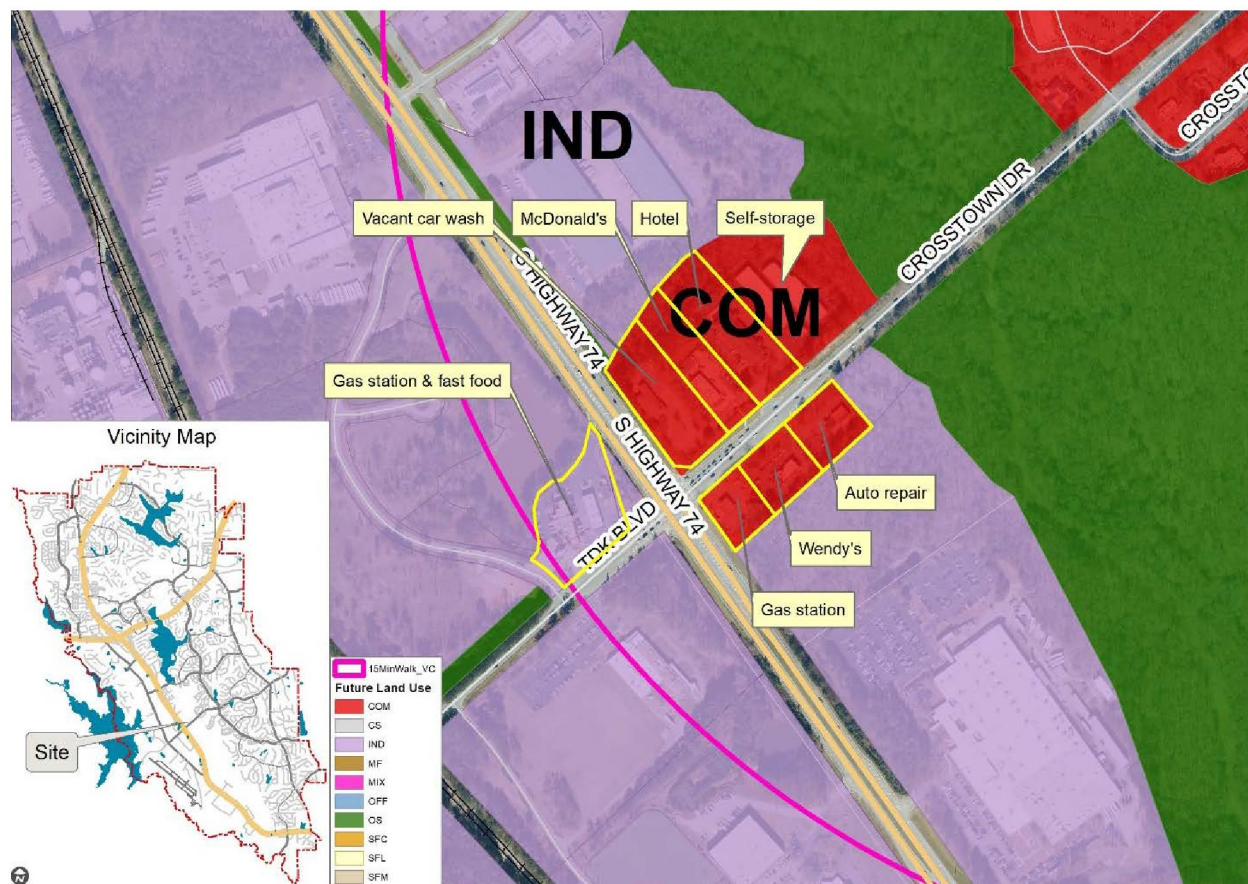
Per Section 1304 of the Zoning ordinance, City Council shall consider the following factors, where relevant, when evaluating a proposed change to the zoning map:

- 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;
- 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.

### **Comprehensive Plan and Future Land Use Map**

The future land use for the properties on Crosstown Drive is Commercial; the future land use for the property on Highway 74 and TDK Boulevard is Industrial. All properties are located within the Braelinn Village Center.



Because the property uses are not changing, there are no changes to the use of existing streets, stormwater infrastructure, water and sewer utilities, public services, or schools.

### **Planning Commission Action**

The Peachtree City Planning Commission conducted a Public Workshop on this request at their December 12, 2022 regular meeting. At that meeting, Commissioners responded unanimously in support of the rezoning action.

**CITY OF PEACHTREE CITY**  
**INTEROFFICE MEMORANDUM**

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**TO:** Mayor and City Council

**VIA:** Robert Curnow, City Manager *RC*

**FROM:** Paul J. Salvatore, Financial Services Director *PS*  
Quinn Bledsoe, Recreation & Special Events Director *QB*

**DATE:** January 12, 2023

**SUBJECT:** Updated Branding Initiatives – The Fred Amphitheater  
*January 19, 2023, City Council Meeting – Council/Staff Topics*

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A representative of the Fred management firm, PTR, LLC will present information on updated branding initiatives, including a new logo and marketing materials for the Frederick Brown Jr. Amphitheater.