



CITY COUNCIL

Kim Learnard, Mayor

Phil Prebor, Mayor Pro Tem | Mike King, Post 2

Clinton Holland, Post 3 | Frank Destadio, Post 4

SCAN FOR AGENDA PACKET



Revised Meeting Agenda

December 7, 2023 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. Housing Affordability study related to young people in Fayette County and Peachtree City (Ms. Taylor Pessin)
4. **Announcements, Awards, Special Recognition**
 - A. ~~Reception for Council Member Mike King and Council Member Phil Prebor immediately following meeting.~~ Reception will now be held on Thursday, December 14th, 2023 at 4:00 p.m. in the Community Room downstairs at City Hall.
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. November 16, 2023 Regular Meeting Minutes
 - B. November 16, 2023 Executive Session Minutes
8. **Consent Agenda**
 - A. Budget Amendment - FY 2023
 - B. Budget Amendment - FY2024
 - C. Award Contract for Pension Investment Advisor
 - D. Municipal Attorney Services Terms of Appointment
 - E. Replacement of Vehicle (22007) (Fire Department)
 - F. List of Roadways Approved for Speed Detection Devices Update 2023
 - G. Replacement of Isuzu NPR Flatbed Vehicle (Sign Shop)
 - H. Replacement of F250 Vehicle (Grounds)
 - I. Replacement of 750 Dump Truck (2023 SPLOST)
 - J. Purchase of an Asphalt Spreader(2023 SPLOST)
9. **Old Agenda Items**
 - A. 11-23-03 Variance request for 100 Huddleston Road, sign height for Caliber Car Wash (Applicant Denyse Companies)

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.

10. New Agenda Items

11. Public Hearings

- A. 12-23-01 Rezoning for 1102 MacDuff Parkway from AR Agriculture Reserve to LUR Limited Use Residential (Steven Jones)
- B. 12-23-02 Variance request for 319 Sandalin Lane for existing rear setback encroachment (Annette Strong)
- C. 12-23-03 Annexation and Rezoning for 52 acres located on Stagecoach Road and Spear Road from AR in unincorporated Fayette County to ER and LUR in Peachtree City (Michael Hyde)
- D. 12-23-04 New Alcohol License - Rockaway Development, LLC - 1211 Highway 74 South (Jalal Dayani)

12. Council/Staff Topics

- A. Cancellation of the December 21st, 2023 City Council Meeting ()

13. Executive Session

14. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator Yasmin Julio at (770) 632-4261 or e-mail yjulio@peachtree-city.org at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

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

Housing Affordability for Young Adults in Peachtree City and Fayette County

Taylor Pessin

Tpessin1@student.gsu.edu

GIS Applications – PMAP 4421

July 29, 2023

I affirm that the following analysis represents my own work, complies with the Student Code of Conduct, and does not violate Georgia State University's policy on Academic Honesty.

I. Introduction

Housing cost burden is skyrocketing across the United States and has been triggered by the raising of interest and mortgage rates, wages failing to keep up with inflation, and a shortage of both renter and owner housing units appropriate for low- and moderate-income earners due to exclusionary zoning and increased building costs (McPhillips 2022; NLIHC 2021). These increases unduly impact younger adults, particularly Millennials, who face rent that is more than twice what it was when Baby Boomers were the same age (Sarac 2018). Similarly, the median cost burden for a down payment is higher for Millennials than it ever was for Gen X or Baby Boomers (Nesta 2023). These factors create a barrier to homeownership for young adults.

Metro Atlanta communities such as Peachtree City, located within Fayette County, are not immune to these housing increases. From December 2019 to April 2023 rental listing prices increased in Peachtree City by 31%, while list prices for homes for sale soared by 53% (Point2 2023, Redfin 2023). The following analysis will address the disparities these increases have created for young adults in the community.

To lend further credibility to the issue of housing cost burden and understand whether housing is equitable for young adults in Peachtree City and Fayette County, the following spatial analysis will ask the questions: what areas have the most and least rental-stock, where is housing most and least affordable for young adults currently residing in Peachtree City and Fayette County, and where are young adults located compared to older adults? Ultimately, the goal is to understand whether housing is equitable in these areas.

The audiences for this analysis are Fayette County Board of Commissioners and Peachtree City's City Council, in addition to Tyrone, Brooks, Woolsey, and Fayetteville's City Councils. These bodies have the most power to enact change when it comes to housing affordability issues with theirs being the final word in Fayette County regarding zoning practices that could initiate housing development geared toward young adults in their respective political units. Their planning directors and city managers are included as well, as they have the responsibility to ensure housing policies can be written and executed effectively. Peachtree City

Planning Commission, Fayette County Development Authority, and Fayette Chamber of Commerce are included due to their political pull and ability to coordinate policy change.

II. Analysis

To adequately answer the spatial analysis questions being asked, three American Community Survey (ACS) 2017-2021 GIS feature layers are used, and the units of analysis studied are the census tracts within Fayette County. Census tracts are the smallest unit available to study the necessary attributes and variables and, because of their size, can most accurately represent disparity within a geographic area (Williams 1999). While these units' governments are responsible for maintaining the welfare of the community, studying cities and counties alone can disguise important disparities and using multiple analytical units will provide insight into whether the community is differing from the areas around it (Williams 1999). For this reason, Clayton, Coweta, Fulton, Henry, and Spalding counties are used for comparison.

Because these maps implement sequential data that focuses strictly on intensity, rather than divergence from a mid-range value, representing this data with gradient color schemes is more logical than spectral color schemes (Horrover & Brewer 2003). The units of analysis are all varying sizes with different housing densities, so normalizing the data is necessary for an accurate comparison based on intensity, not counts (Cote n.d.). Additionally, manually defined intervals were necessary for classification to avoid grouping values that differ too significantly or are too similar, and these classes needed to remain consistent for separate data with different minimums, which is impossible using the defined interval method alone (Schmitz 2012).

Appendix 1 contains polygon feature layers representing the percentage of occupied housing that is renter-occupied in each census tract in Fayette County, as well as the surrounding counties. These maps are based on tract- and county-level Population and Housing Basics data, where definition queries and the selection tool have been applied to the areas of analysis to create new feature classes (Esri Demographics 2021b.). By creating feature classes, the necessary attribute fields become easier to add and calculate to normalize the data. Although classifying rental stock on count alone would create an inaccurate picture of the rental housing situation in the areas studied, labels with the unit counts for each Fayette County census tract have been added to offer more context on where the largest numbers of units are

located (Cote n.d.).

In Appendix 2, the ACS Housing Costs by Age polygon feature layer assists in identifying the percentage of renter and owner cost burden for the 25- to 34-year-old age group within the census tracts in Fayette County (Esri Demographics 2021a). This analysis follows the United States Department of Housing and Urban Development's definition of cost burden as a household spending more than 30% of its income on housing, and no analysis tools are necessary to create these maps as ACS already has layers for this percentage and the appropriate age group (Esri Demographics 2021a., HUD 2014). A definition query is applied to these layers for Fayette County census tracts and symbology is configured individually with consistent classifications. Additionally, data provided from the municipal governments in Fayette County on all apartment complexes located in the county is geocoded into a point feature layer using the Esri World Geocoder. Unique symbology is assigned to the types of apartment complexes included in the analysis.

Finally, the feature layer regarding Population Variables is used in Appendix 3 to visualize any disparity between the percentage of the population that is 25- to 34-years old versus 55- to 64-years old (Esri Demographics 2021c.). Because looking at age-related disparities can help illustrate whether the rental stock and housing cost burdens are potentially resulting in a barrier to entry for young adults, it is again necessary to investigate the surrounding counties (Williams 1999). The process for this feature layer is like that of Appendix 1: feature classes are created for census tracts and surrounding counties, and the attributes necessary for the desired polygon feature layers are added and calculated in order to normalize the data (Cote n.d.).

III. Results

Appendix 1 indicates that Fayette County has a lower density of renter-occupied housing stock than surrounding areas. The census tracts in the northwest and western portions of the county have higher percentages of rental housing than the south and southeastern portions, where the more rural cities of Woolsey and Brooks are located. The census tracts with the highest and second-highest number of units were both inside Peachtree City; however, out of the nine census tracts that either intersect or fall within Peachtree City, five are below 20% and fall far behind the percentages in other counties. There is one census tract on the eastern edge

of the county that appears to be an outlier; Appendix 2 will reveal there are two apartment complexes here, but it is possible that the increased density is more due to its proximity with Clayton County, which has a far higher concentration than Fayette.

Appendix 2 indicates high concentrations of both renter and owner cost burden throughout the county, and the two most burdened areas in each category intersect with Peachtree City. With a few exceptions, cost burden for renters seems to have a negative correlation with cost burden for owners throughout the county, especially in census tracts where more apartment complexes are located that are not senior living. This indicates that the availability of rental housing is potentially working to keep owner burden down because young adults who need to live there have more options for renting, albeit expensively, rather than taking on an even heavier financial burden from ownership. One census tract that does not share this same correlation is in south Peachtree City, but it still has a lower percent of owner burden than the two tracts that surround it, which have the two highest percentages of owner burden in the county. The burden here may still be reduced by the apartments, just not to the same degree because it is an expensive area in general. It is also important to observe the impacts of apartment complex types. In one census tract in Peachtree City the cost burden for renters is in the lowest class, but this is because the two apartment complexes here are income-based. It should also be noted that while the percentage of young adults who are rental cost burdened does not go beyond 80.00%, the percentage who are owner cost burdened has a maximum range of 100.00%. This could be related to the lower density of rental-housing here than in surrounding areas as revealed by Appendix 1.

Appendix 3 shows that in 15 of the 24 tracts in Fayette County, less than 10.00% of the population is 25- to 34-years-old. Conversely, there are only two census tracks where the 55 to 64 age group composes less than 10.00%. One of the tracts with less than 10.00% of the older age group is mentioned in the results of Appendix 2 and contains the two income-based apartment units that are *not* senior living; the tract directly south of this one contains an apartment complex that *is* income-based senior living and falls into a more intense class, likely because those units draw seniors out of the tract to the north. Central Fayette County also has lower populations of older adults, but it is possible that these tracts are dominated by film

industry workers, who average between 36- and 50-years-old, that have settled in proximity to Trilith studios (BLS January 2023). The maps of surrounding counties suggest a disparity too; for young adults Fayette is the only county below 10.00% and for older adults only Fayette and Coweta that have over 13.00%, with Fayette nearly 2% higher than Coweta.

IV. Conclusion

The results of this spatial analysis indicate that young adults face unequitable housing affordability conditions and higher barriers to entry for living in the communities analyzed. This could potentially be because 73% of Millennials are living paycheck-to-paycheck, which is considerably higher than Gen X and Baby Boomers (PYMNTS 2023). It would be unsurprising if the few young adult residents in this community found their economic disparities exacerbated due to the high levels of cost burden. Additionally, based on Appendix 1, it would be equally unsurprising if the young adults who want or need to live in this community do not because of that same exacerbation. The quality-of-life consequences of financial stress, such as that caused by high housing cost burden, are well documented. Deferred medical care, risk of heart disease, high blood pressure, obesity, and even clinical depression and suicidal behaviors can all increase (Howell et al. 2013; Guillaumier et al. 2017; Albert et al. 2017). This housing affordability issue could be damaging the welfare of young adults in this community.

Additionally, in February 2020 Fayette Chamber of Commerce did a workforce needs assessment that drew attention to staffing issues faced by businesses due to unaffordable housing. A high housing cost burden can prevent workers from living near their jobs which impacts not only where employers can locate new businesses but recruitment and retention at existing ones; businesses expressed fears that their lower-paying positions, which face much higher rates of turnover when workers must commute in from surrounding areas, will go unfilled long-term (Stafford 2020; Reynolds et al. 2022). Peachtree City's 2022 Comprehensive Plan indicates a job-housing imbalance and that the average job offered there pays far less than the income of residents. 30% of these jobs are in retail and hospitality, industries dominated by young adults who are more likely to live in poverty and unable to access housing in the community (Peachtree City Comprehensive Plan 2022; Anderson 2021; BLS January 2023; BLS July 2023). Appendix 3 suggests this already impacts who is living in these areas. Staffing issues

can also spill into higher-paying jobs, creating even more economic strain (Reynolds et al. 2022).

Fayette County is the fastest aging county in Metro Atlanta; by 2040 around 25% of residents will be 65 or older (Stafford 2019). When a population shifts toward retirement-age en masse, it causes a lot of economic difficulties and to avoid economic stagnation the community needs to lower the barriers to housing for working-age young adults (Stafford 2019). If empathy and a desire for equity for younger generations is not enough to motivate a community to rethink its housing policies, looking at the impacts on the economy should push anyone who cares about a community's economic health toward a desire for change.

There are many policies available to address housing affordability on a local level. Large cities like Los Angeles have had success incorporating zoning changes that reduce large-lot zoning, allowing for higher-density housing development and smaller housing types like Auxiliary Dwelling Units (ADUs), efficiency apartments, and manufactured housing to lower prices (Gabbe 2019). ADUs in particular can help with affordable housing supply while generating income for owners and reducing their housing cost burden (Brinig & Garnett 2013). Though traditional affordable housing units would be politically unfeasible due to a rampant Not-In-My-Back-Yard attitude, encouraging the development of smaller single-family homes, townhomes, and mixed-use developments is not completely out-of-reach, and has been done for luxury-level housing. Rethinking ADU policies is also feasible; in a discussion regarding short term rentals (STRs) in June 2023, Peachtree City Councilmembers indicated that they think ADUs should be eligible to be rented out short-term, and if they are discussing it for STRs it is plausible that they could for long-term as well. Appendix 1 showed a low-level of rentals, and increasing their supply is imperative to lower housing costs for both renters and owners.

Future research on this topic could also be convincing when it comes to making policy changes to address housing issues; research on more age groups should be conducted, along with income groups. A workforce needs assessment should be replicated with a focus on more businesses. Finally, in its 2022 Comprehensive Plan, Peachtree City made a housing stock study an action-goal with a \$75,000 budget attached. This assessment could create more understanding of the housing Peachtree City already has and lead to effective rezoning that would allow for development that fits the needs of young adults and other excluded groups.

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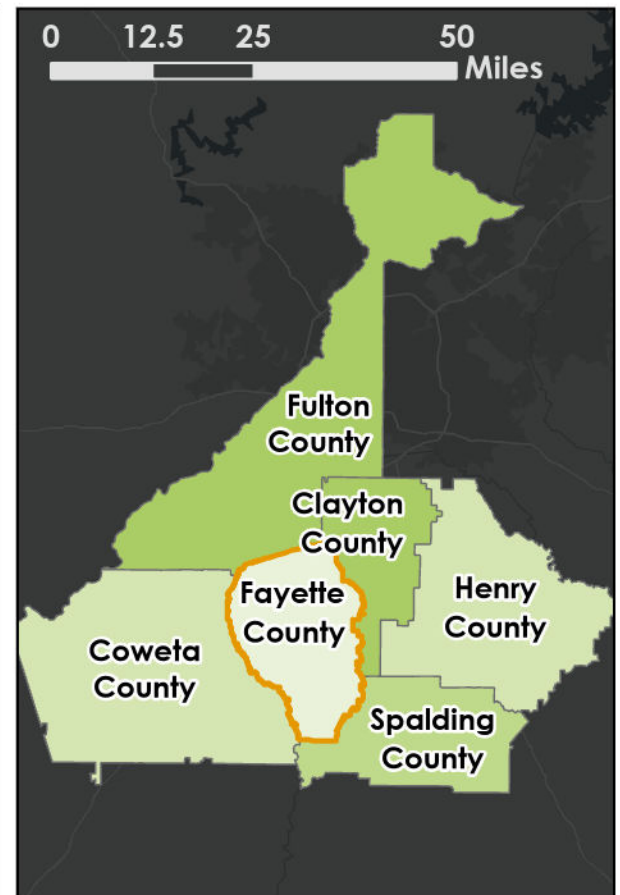
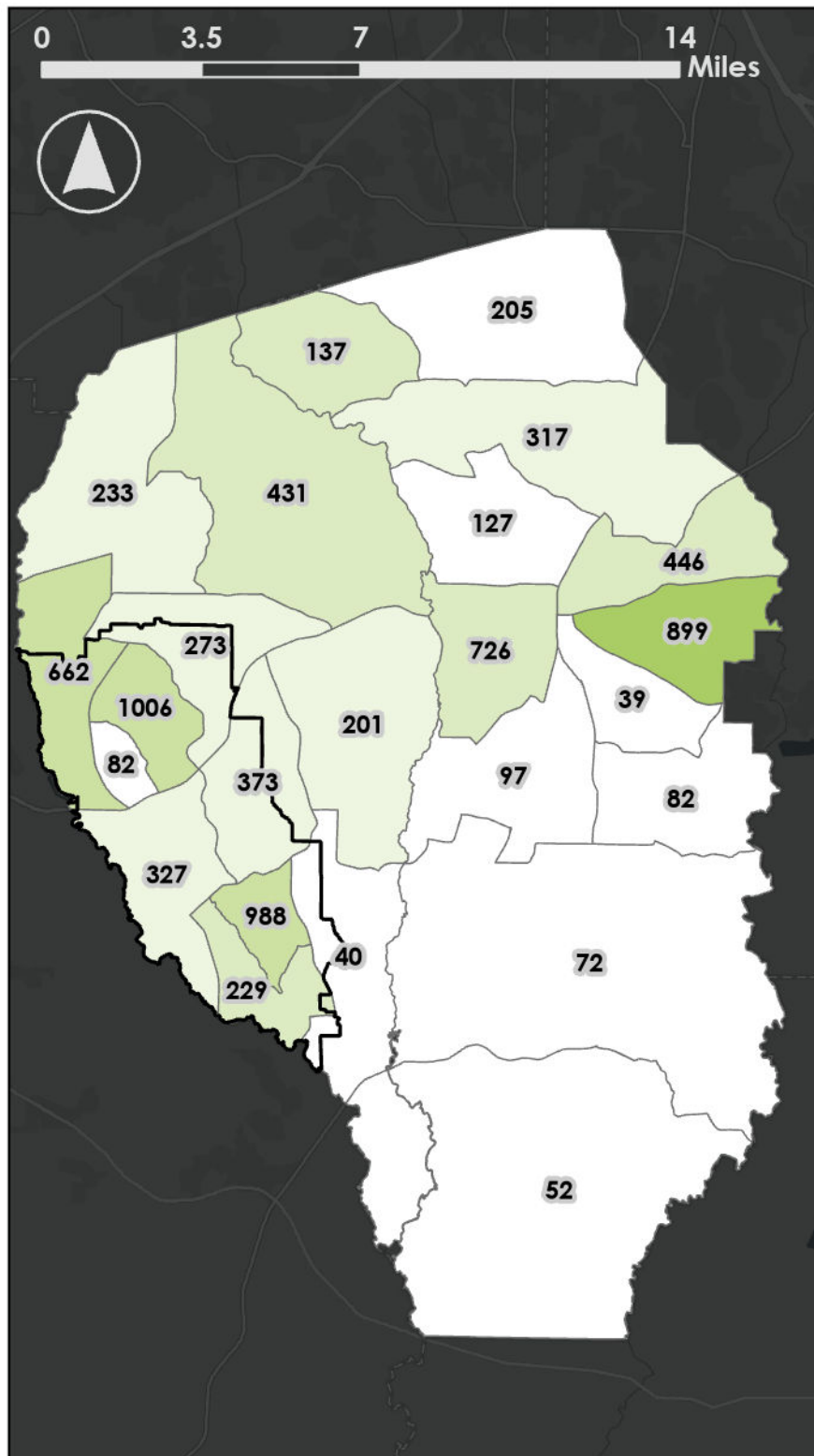
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Appendix 1. Rental Housing Stock



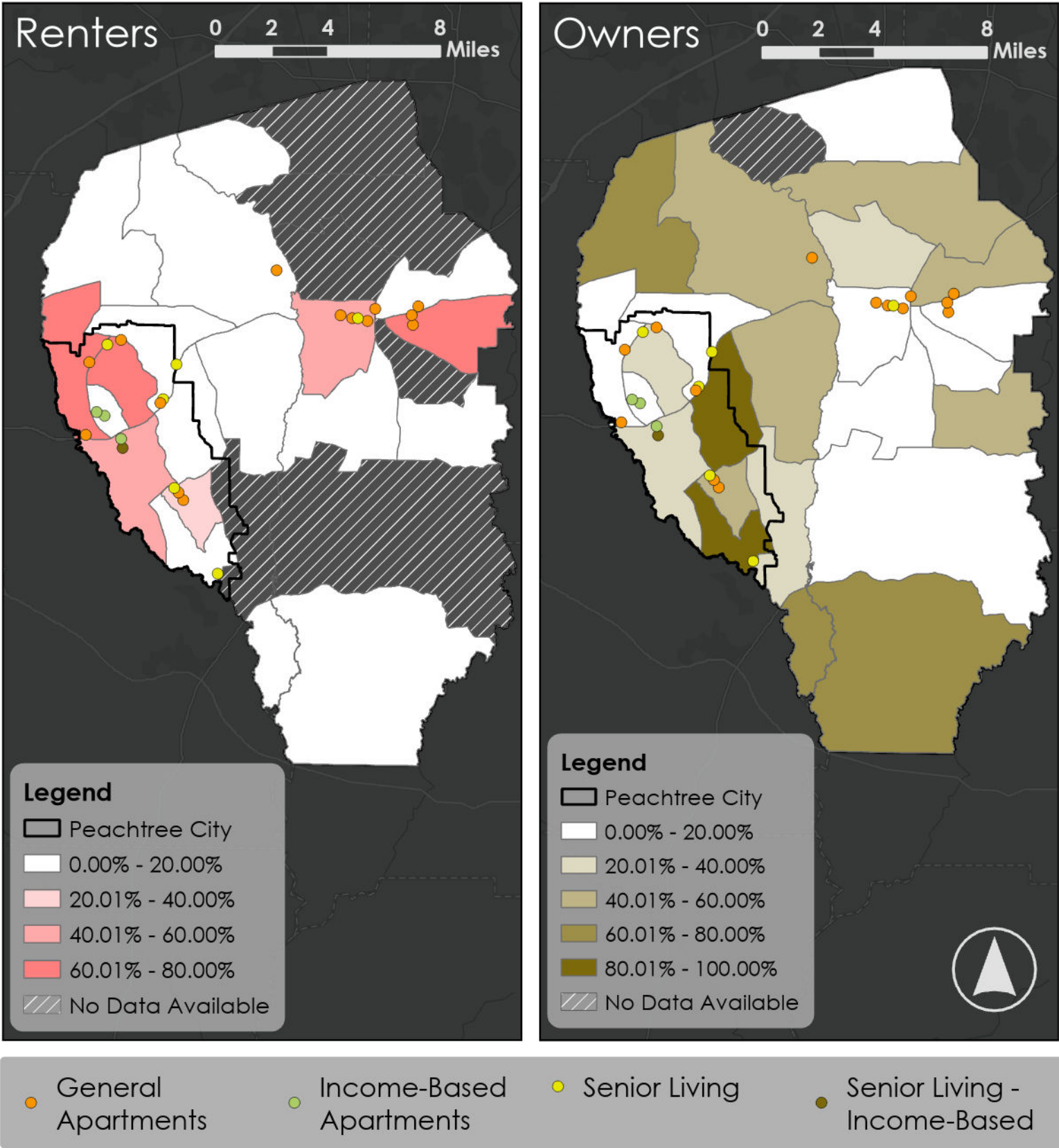
Legend

- Less than 10.00%
- 10.01% - 20.00%
- 20.01% - 30.00%
- 30.01% - 40.00%
- 40.01% - 50.00%
- Peachtree City
- Fayette County

Renter-Occupied Housing as a Percentage of Total Occupied Housing in Fayette and Surrounding Counties and Number of Rental-Occupied Units each Fayette County Census Tract

Taylor Pessin, Georgia State University, 7/19/23 Peachtree City boundaries: Peachtree City GIS Department. Fayette County boundaries: Atlanta Regional Commission, Housing data: ACS 2017-2021, US Boundaries: Esri, Population Data: ACS 2017-2021 Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

Appendix 2. Housing Cost Burden



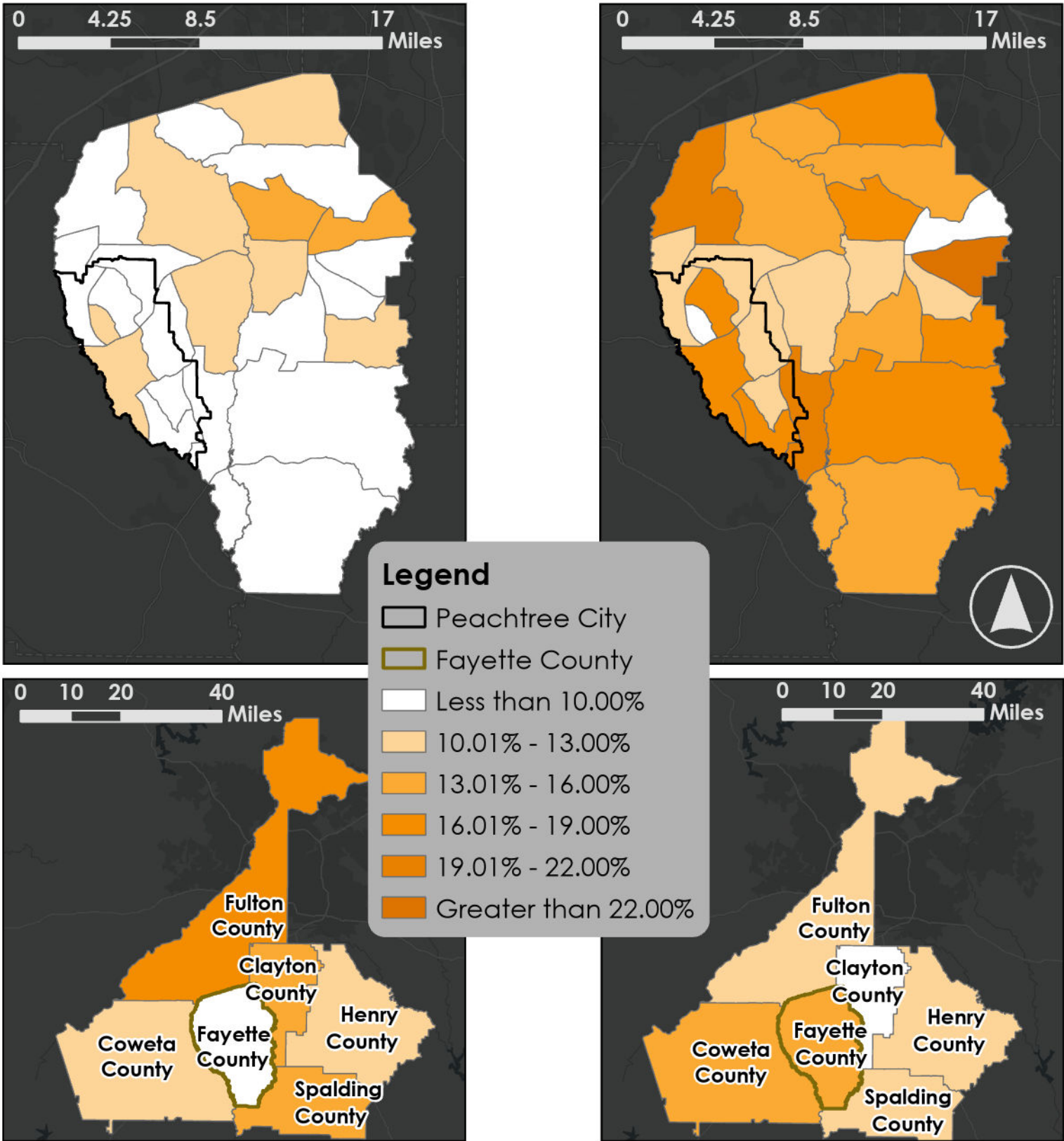
Percent of Households Led by Young Adults (25-34) Paying More Than 30% of Their Income on Housing Expenses and Apartment Complexes Within Fayette County

Taylor Pessin, Georgia State University, 7/19/23 Peachtree City boundaries: Peachtree City GIS Department. Fayette County boundaries: Atlanta Regional Commission. Apartment Data: City of Peachtree City, City of Fayetteville, Housing Data: ACS 2017-2021 County of Coweta, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Appendix 3. Percent of Population By Age

25 - 34 Years Old

55 - 64 Years Old



Percent of Population that is 25- to 34-Years-Old Versus Percent of Population that is 55- to 64-Years Old in Fayette County and Surrounding Counties

Taylor Pessin, Georgia State University, 7/19/23 Peachtree City boundaries: Peachtree City GIS Department. Fayette County boundaries: Atlanta Regional Commission, US Boundaries: Esri, Population Data: ACS 2017-2021 County of Coweta, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

City Council of Peachtree City
Meeting Minutes
Thursday, November 16, 2023
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, November 16, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

City Manager Robert Curnow commended the Chief and the Police Department for achieving accreditation from the Commission on Accreditation for Law Enforcement Agencies (CALEA) for the 10th time.

City Clerk Yasmin Julio introduced the new Peachtree City Navigation app, available on Apple's App Store and Google Play, saying they had been working on this for several years. Assistant City Manager Justin Strickland remarked that it took the efforts of staff, app developers and testers to reach this point, overcoming a number of issues to achieve a successful turn-by-turn navigation program for the multi-use paths.

Public Comment

None

Agenda Changes

None

Presentation

A. Pavement Condition Index Update - 5 Year Street Analysis

Public Works Director Jonathan Miller presented the results of the Infrastructure Management Services (IMS) road assessment. Field testing and data collection was completed in August 2022, and the final report was issued in August 2023. The evaluation showed the City had about 207 miles of road with a total network value of \$231 million. The 2017 evaluation was for 193 miles valued at \$155 million. Inflation was the primary cause of the jump in value, Miller remarked.

When the first road analysis was done in 2017, the pavement condition index (PCI) was 61, and the backlog was almost 10%. He explained that a backlog was any road with less than a 40 PCI. He also listed steady state cost, which was the amount of money that needed to be applied each year to maintain the same PCI and backlogs over a five-year period. In 2017, that number was \$2.8 million.

In the 2022 study, the PCI had jumped to 83, and the backlog dropped to 4.9%. Steady state was \$2.6 million a year, even with inflation, which Miller said

illustrated the point that the better the network was, the less it cost to maintain it.

Peachtree City's network consisted primarily of residential streets, with only about 10 miles considered commercial or industrial. Miller showed the PCI for each classification, saying there was still some work needed for commercial and industrial, but that was just 10 miles of the 207 and could be made up quickly.

Miller noted that they had spent about \$25 million on paving since 2017, which was about 45.5 miles of paving, with half of that being the more costly full-depth reclamation (FDR). When compared to cities of similar size, Peachtree City had the lowest PCI and the backlog was also compared favorably.

For 2023, Council approved an \$8.7 million bid for 14.3 miles of paving; 7.5 of that was FDR. The current completion schedule would add another .5 miles to that, but it was still estimated to come in at or below the bid amount, Miller reported. He presented a map that showed all of the streets paved from 2018 to present. At the end of 2023, he said, the average PCI would be 84, with a backlog of 4.5%. About 13% of the roads would have a PCI below 60, and 50% would be between 90 and 100.

The budget scenarios for the next five years showed what would happen if they maintained the steady state. Special Purpose Local Option Sales Tax (SPLOST) spending was typically about \$5 million a year, and if that continued, the PCI would be 87 PCI with no backlog by 2028. Anything between \$2.6 million and \$5 million would be an improvement to the network, he stated.

This year, 6.5 miles of multi-use paths were paved, with 6 miles being repaved and the rest being the new paths along Stagecoach and in Longboat. Upcoming projects included a new path or crossing on the east side of Robinson Road and a new path on Holly Grove from Aster Ridge to Wilshire Pavilion, which was part of the Path Master Plan.

Prebor commented to King and Learnard that they could appreciate how the road situation had improved over the past decade. King noted that SPLOST made this happen because most of the SPLOST money went to paving.

Destadio and Holland commended Miller and his department.

Minutes

King moved to approve the November 2, 2023, City Council meeting minutes and the November 2, 2023, Executive Session meeting minutes. Prebor seconded. Motion carried unanimously.

A. November 2, 2023 City Council Meeting Minutes APPROVED 5-0

B. November 2, 2023 Executive Session Meeting Minutes

APPROVED 5-0

Consent Agenda

Destadio moved to approve Consent Agenda items A and B. Holland seconded. Motion carried unanimously.

A. Resolution #11162023 - C - A Ethics Recertification

APPROVED 5-0

B. Shared Access Agreement and Easement with 2714 HWY 54 W

APPROVED 5-0

Old Agenda Items

None

Public Hearings

A. 11-23-05 Annexation and Zoning of 11.3 acres at the end of Deanwood Terrace from MHP Mobile Home Park in unincorporated Fayette County to LUR Limited Use Residential in Peachtree City

Planning and Development Director Robin Cailloux used an aerial photograph to show the location of this property, indicating the areas that were in the City and those in the County. This property was currently part of the Shiloh Mobile Home Park, cut off from the front portion of the park by a tributary of Camp Creek. The only access would be through Towson Place, a development currently under construction in the City.

They were requesting to rezone from Mobile Home Park (MHP) in the County to Limited Use Residential (LUR) in the City to allow up to 21 single-family lots by extending a road from the portion under construction. She noted that this property was included in the 2014 Growth Boundary Study.

The County's MHP zoning would allow an estimated 41 lots for mobile homes or any type of modular dwelling. Surrounding zoning in the County to the east was Residential (R-70) and AR, with two- and five-acre minimum lot sizes. The Limited Use Commercial (LUC-33) zoning in the City incorporated mixed-use development off of Governor's Square. The part in development now, Towson Place, was the single-family portion and would have up to 94 lots averaging 6,000 to 7,000 square feet each. The applicant was requesting to rezone to LUR, but with the same conditions that applied to the LUC-33.

The Future Land Use (FLU) in the County's Comp Plan showed this property designated for mobile homes with an environmentally sensitive area along the tributary. Nearby in the City was single-family cluster (SFC), which was three to six dwelling units per acre and multi-family as part of the mixed use in Governor's Square, with commercial along the main corridor. Cailloux said the requested lot

size conformed with the SFC.

As far as impacts of this request, Cailloux stated that this property would be serviced by the Fayette County Water System and would access public sewer through Peachtree City Water and Sewerage Authority (WASA); there was an existing line that ran through the tributary area. The Police had indicated there would be no significant impact, and Fire/EMS said the same, reporting they already had an automatic aid agreement to this property, so they provided services whether it was annexed or not.

The roads would be built by the developer to Peachtree City standards. Cailloux said staff had contacted the mobile home park because the City was trying to find an alternate location for a path along SR 54 and buying the rights from the cemetery would be very expensive. The park owners had said they would be open to working with the City, but, Cailloux explained, the City did not have a plan or location yet. When they did, the developer had agreed to build a path to City standards.

The Comp Plan set standards for protecting natural areas, and this development met that policy by separately platting and preserving the land along the tributary with buffers. The individual lots did not contain those areas. Cailloux said the SFC density was an appropriate land use because this was within a 15-minute walk of the village center. It could meet the housing policy if the homes had first floor bedrooms and baths and low-maintenance siding.

Next, Cailloux outlined budget impacts. With the average cost for providing City services at \$1,379 a year, the fair market value of a dwelling unit would need to be \$570,407 to recoup the cost through property taxes alone. These homes would be similar to those in Towson Place, and recent contracts on those were north of \$1 million, Cailloux stated. With the land undeveloped, the owners were paying about \$704 in total taxes. Putting 41 mobile homes on the site would bring in about \$2,765. Peachtree City would get none of that, even though Peachtree City Fire/EMS served the area. If annexed and developed as proposed, total taxes would be \$216,606, with \$43,147 going to Peachtree City.

The Planning Commission held a public hearing and recommended denial to City Council by a 3-2 vote. Should Council vote to approve this annexation and rezoning, staff had some recommended conditions:

1. Development shall take place substantially in conformance with the Conceptual Plan as prepared by Rochester & Associates, dated August 11, 2023, which is incorporated herein by express reference. Any substantive change to this plan or any conditions of this section shall require a new rezoning action.
2. Permitted uses:

- No more than 21 single-family lots.
- Accessory uses per Section 908 of the Zoning Ordinance

- Publicly owned buildings or facilities
 - Customary home occupations per Section 907 of the Zoning Ordinance
3. No conditional uses shall be permitted within this zoning district
 4. Front setbacks shall be ten feet for the main structure and 20 feet for garages.
 5. Rear setbacks shall be ten feet for the main structure and 20 feet for garages.
 6. At least 75% of the houses shall have a main-level bedroom and bathroom.
 7. Houses shall be faced with either brick, stone, cementitious stucco, or cementitious siding.
 8. Each elevation visible from a public street shall include architectural detailing similar to the front elevation in order to avoid creating a blank wall.
 9. The maintenance of all internal parks, landscaped areas, sidewalks, subdivision entrances, and community amenity areas shall be the sole responsibility of the homeowner's association, and a note to this end shall be placed on the final plat.

Attorney Steven Jones, representing the applicant, presented an overlay of the entire mixed-use development, indicating the residential in the back and the 11 acres being considered for annexation. This LUR would be a continuation of the LUC-33, he noted, but would be solely residential. Jones displayed renderings and elevations of the homes currently under construction in Towson Place.

Photos of the existing mobile home park illustrated what this property was zoned for. Jones stated that when Towson Village was zoned, one of the conditions was a stub-out onto this property and to the property to the east in anticipation that they would be annexed and developed, consistent with the 2014 Growth Boundary Plan.

Another overlay showed the connection to the existing sewer line and the environmentally sensitive areas that were outside of any lots, along with the proposed 21 lots.

He again noted they would be adhering to the conditions adopted when Towson Village was zoned LUC-33. Jones noted the mix of commercial and residential and said the amenity package would serve this area as well.

Jones said he was aware that annexations had been a topic of discussion among Council and asked to address the merits of this annexation. Firstly, he noted it was consistent with the 2014 Annexation Plan and the current Future Land Use Plan, along with being consistent with the goal of providing housing options. As far as encouraging alternate modes of transportation, Jones stated they were in discussions with staff and intended to join the multi-use path network by building a connection to Stagecoach Road. Annexation would enable the City to collect ad valorem tax to offset the services provided. He pointed out that Peachtree City already provided Fire/EMS to this area, but the County now collected the Public Safety portion of the ad valorem tax. Annexation would bring that money back to the City. If the homes sold at the \$1 million price point, they would almost double the break-even mark on ad valorem taxes.

As previously stated, the annexation of Townson Village contemplated this development with the stub-out plan, Jones continued, and this was a natural extension. He said this would be an improvement over the MHP use currently permitted on the property with lower density and a better final product while increasing the supply of homes in the area. Like Towson Village, this would support the commercial redevelopment of Governor's Square and Peachtree Court. He closed by asking Council to approve this request.

The Mayor opened the public hearing, asking first for those who wished to speak in favor.

Roch DeGolian said he and his wife owned nine of the 11 buildings in Governor's Square and seven and a half acres on Peachtree Court. While he acknowledged he had a vested interest, he also pointed out the property tax benefits of this development to the City, County, and the Board of Education. The most important benefit, he remarked, would be the boost to the local economy. All those new families would be buying groceries, fuel, and local services, which would provide jobs and income to citizens, not to mention the sales taxes they would be paying.

Sasha Benefield said she grew up in Peachtree City and still worked here. She noted that the aging inventory in the real estate market in Peachtree City. New construction was needed to attract more people to the city and boost local businesses, she remarked. This annexation met all of the City's requirements, and the builder had pledged to construct all roads, utility connections and so on. This seemed to be a natural use for this property, and she asked Council to approve it.

No one else wished to speak in support of the annexation, and the Mayor called on those who opposed it.

A Pleasant Grove resident said she did not exactly oppose this, but she wanted to know why the Planning Commission voted to recommend denial. She was concerned about the homes being close together, saying it seemed to be a way to get apartments without calling them such.

Suzanne Brown said she could only support annexation for industrial use. She did not believe tax revenues would pay for City services and road paving. Brown also disputed that this was near a village center and said it should be lower density because it was on the outskirts of the City. She added it was unacceptable to build houses close together.

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

If Peachtree City did not annex this property, King observed, it would be developed in the County, perhaps at a higher density than the 21 lots now proposed. Referring to Brown's comment, he said they did not want to annex this for industrial use because it was surrounded by residential. This property was going to be

residential, whether annexed or not.

He said it was a boon to bring it into the City, both for the tax money and the connection to Towson Village. They would be supporting this property with Police and Fire in any case.

One thing that had been overlooked was the five-year effort to get path access to the Publix on the south side of SR 54. The property owner would not sell it or grant an easement access, and it would cost \$1 million or more to run a path along 54 by the cemetery. The easement discussed here over to Stagecoach would help get students from the north side of 54 to the middle school.

For all those reasons, King said he was in full support of this.

Prebor agreed, saying that refusing to annex would not keep this property from being developed. If Peachtree City had to serve it with Fire and Police, it made no sense not to annex and get the tax money. He told King he was glad he mentioned the path access, noting the SPLOST project list called for developing a path in this area.

He remarked that if an annexation was positive in the cash flow, why would they not do it? They needed to protect their borders and annexation did that.

Destadio said he agreed with most of Prebor's comments. He did not agree with some of the things in the Comprehensive Plan, such as the designation of this as a village center, but it was in the Plan, even though he did not consider it a village center.

The SFC designation seemed to be squeezing houses together, and he was surprised they were continuing to do that, but if that was what was being purchased, then it was a case of supply and demand. Was SFC now a Land Use designation? Destadio asked Cailloux, and she said it had always been the designation in that area. That was too bad, Destadio remarked.

Destadio agreed that this property would be developed in the County at a higher density if they did not annex it, and he said he was fine with that and would vote "no" on this.

Learnard requested that Cailloux explain the differences between SFC and LUR and LUC-33. She said LUCs and LURs were zoning districts, while SFC was a Future Land Use designation. They were closely tied together in Peachtree City. The property was zoned for housing that met that designation, so this was the FLU given to it. At the end of the day, Learnard remarked, they were looking at 11 acres and 21 homes, and Cailloux said that was correct.

Holland asked Jones if the developers owned this property, and Jones said it was

under contract. Holland said he did not notice any green space designated on the plan. This area was part of Towson Village, which had an amenities area with green space included, Jones replied, but Holland remarked there was no green space in the newer area.

Holland then noted he was concerned that all of the trees had been cut down where Towson Village was being constructed, saying he believed their ordinance prohibited that. City Attorney Ted Meeker said he did not know; he would have to check the ordinance. He did know that stormwater required a certain amount of sediment control be applied to the property. Right now, Meeker pointed out, this property was in Fayette County, so their regulations applied.

Holland then said he thought the landscaping in Towson Village was poor. Learnard asked if he had a question. He asked Jones if the same type of landscaping would be done in this portion of the development? Jones said they would follow the same landscaping plan, but the builder and the site developer would comply with all City ordinances, and he was not aware of any instances where the existing subdivision had been cited for non-compliance.

The 2014 annexation plan had a large rectangle in this area designated for potential annexation, but they had just carved off a piece for this addition to Towson Village. Holland thought they should be talking about annexing the entire area.

King explained that when they annexed the Towson Village property about four years ago, the owner of the mobile home park did not want to be annexed. Since then, the park had been sold, and the current owner was the one selling these 11 acres. Jones said that was correct, and Holland asked if the owner had discussed annexation for the remainder. Jones did not know, but pointed out that this property was separated from the mobile home park by the tributary and was a natural fit to join Towson Village.

Holland said he was not in favor of annexation piece by piece, and he did not think they should go against the Planning Commission.

Destadio broke in with a point of order and asked if they were at a point where they could vote? Learnard agreed it was time. She noted that the only reasonable access to this property was through Towson and this was in the 2014 Growth Boundary Study. It was a reasonable site plan, and she was in favor.

King moved to approve Public Hearing item 11-23-05, Annexation and Zoning of 11.3 acres at the end of Deanwood Terrace from MHP Mobile Home Park in unincorporated Fayette County to LUR Limited Use Residential in Peachtree City with the requested conditions. Prebor seconded. Motion carried 3-2, with Learnard, King, and Prebor voting in favor; Destadio and Holland against.

B. 11-23-06 Zoning text amendment to create a Short Term Rental permit and approval process

This public hearing was the continuation of a long process, Cailloux remarked, starting in April 2022 when Council said short-term rentals (STRs) should be regulated and charged staff with creating an ordinance for the purpose of protecting the health and safety of visitors and residents of Peachtree City and preserving the residential character of the neighborhoods. It was presented as a Council/Staff topic that June and again discussed in May, June and August of 2023. In August, Council asked staff to proceed with the public hearing and adoption process as required by law.

The Planning Commission held a public hearing on September 25, at which time they wanted additional opportunities to consider it, so it came back October 9 as a workshop item. Now, it was before Council for their required public hearing. Cailloux said she would be presenting highlights of the current draft that was in their packet, noting that this was version #10 of the ordinance. They would review the Planning Commission's recommended changes, the Council would hold the public hearing and discuss the ordinance and take action.

The ordinance created an STR permitting process, which did not currently exist. All existing STRs would be required to get a permit; none would be grandfathered in. Any residential property could be an STR; the whole house could be rented or just bedrooms or a basement. It could not be a detached structure or a recreational vehicle. It did not have to be owner-occupied. No sub-leasing would be permitted, and there would be a cap of 1.5% of the total residential structures in Peachtree City, which would put the limit at about 200 right now. Permits would be issued on a first-come, first-serve basis.

As the draft ordinance was written now, a local contact person must be designated. That person must be at least 21 years old, available at all times, and able to be on the property within one hour if requested by the City. They could be a licensed managing agent but did not have to be. As now proposed, the City would mail this contact information to all residences within 500 feet of the property.

This draft ordinance set standards for STRs, Cailloux continued. Parties or special events would not be permitted at an STR. Parking must be off the street on a paved surface, and garbage must be screened from public view. Only bedrooms as defined by the International Building Code could be used for sleeping, with a maximum of three persons per bedroom. Noise and parking regulations must be posted on-site, along with the phone number for that local contact person.

The application process required a criminal background check on all property owners/LLC agents. The STRs would have to pass inspections by the Fire Marshal and Code Enforcement. A copy of the guest occupancy agreement had to be submitted with the application. There was a \$400 application fee, and the permit would be good for 365 days. There would be a \$75 late fee if the permit was

allowed to expire past 30 days.

The enforcement policy was “three strikes and you’re out” over a 12-month period. Each violation resulted in citations and \$1,000 fines, while the third violation also meant that the permit for that location was revoked for 24 months and the owner or local contact (whoever was found guilty) could not apply for another STR permit within 24 months. It would not affect that person’s other STRs, just the property which it was cited.

The Planning Commission had a wide range of opinions, Cailloux observed, but they compromised and voted unanimously to move this item forward to Council with some recommendations. They unanimously agreed to recommend that the application and renewal fees be increased to \$500. Most thought the fines should be tiered at \$500 for a first offense, \$750 for the second, and \$1,000 for the third, but Commissioner Felicia Reeves said all fines should remain at \$1,000.

Four Commissioners suggested the minimum age of the contact be increased from 21 to 25, with the reasoning being that you can not rent a car under age 25. They were unanimous in saying the language about the local contact should be adjusted to say they should be within 20 miles or one hour of Peachtree City. Three Commissioners said the distance for the required notification of neighbors should be reduced from 500 feet to 200 feet. Commissioner Kenneth Hamner wanted the requirement removed entirely, while Reeves supported keeping it at 500 feet. The 200 feet was based on what they did for rezonings, Cailloux remarked.

The Commissioners unanimously agreed that an Occupational Tax Certificate should be required. They discussed eliminating the background check requirement, but decided to keep it, although Hamner favored eliminating it.

The Mayor opened the public hearing, asking first for those citizens who were in favor.

Carl Panke stated he did not know Council was looking at STRs, and he did not believe many other citizens knew either. He understood there was no ordinance currently, and he was in favor of regulations. His neighbor was renting his basement as an STR, and there was a problem with parking. Panke was concerned that STRs could be concentrated in one neighborhood. He would support a background check. Panke also noted enforcement would be challenging, but he was encouraged there would be some vetting.

No one else wished to speak in favor, so the Mayor called for those who opposed this, saying they had a total of 10 minutes to speak.

Mike Murtaugh said they had previously owned an Airbnb house and now had mid- and long-term rentals. He stated that the infamous Smokerise party house was not an STR, but a rental that was then sublet. He said there had been no Police calls to

STRs in the past 12 months and no code violations issued. More than \$75,000 had been put in Peachtree City's coffers in the past year through lodging taxes paid by STRs. He noted that these visitors to Peachtree City were spending money at local businesses. Murtaugh thanked Council for seeking input from STR owners and hoped they would create an ordinance that was manageable, fair, and equitable to all members of the community.

Fayette County Board of Realtors President Angela Yoder said her organization was concerned that this ordinance would limit property owners' rights to rent out their property by treating it as a privilege that required a permit, rather than an inherent right of property ownership. She said the proposed STR ordinance could violate a section of Georgia Code that said no local government was authorized to perform inspections or investigations of rental properties unless there was probable cause to believe there had been violations to applicable codes. It went on to say that in no event could a local government require the registration of residential rental property.

Yoder said her organization felt the definition of managing agent was too vague and needed to say the managing agent should be a licensed Realtor or real estate agent. She mentioned concerns about criminal activity and noted there were ordinances to take care of that. She, too, stated that Police had not mentioned any problems.

Another resident said she had been a resident for 32 years and an Airbnb owner for nine years. She said the fees were exorbitant and if they were imposed she would have to close her STR business and move because she could not afford to keep her house.

Chris Anderson mentioned Peachtree City's low crime rate, saying there had been no Police calls or code violations to the existing STRs. He stated this legislation was meant to correct a problem, but that problem did not exist. He also mentioned that the Smokerise house was not an STR. If this ordinance was approved, Anderson said, the fees would put many owners out of business.

Holland stated there were just two minutes left and asked if they could extend the time allotted for speakers? Learnard said they could not because they did not extend for the other side. Prebor said he believed they could make and approve a motion to extend for both sides. He suggested they wait and see if it would be needed.

Kathy Valencia introduced herself as a resident of Smokerise and a Fayette County Magistrate Judge. She said there was criminal activity going on at the house in Smokerise for two years. The lack of Police calls might be because people feared retribution if they called the Police. Police also had to catch the criminals in the act. Valencia said she had signed many warrants for shootings, sex trafficking, and other criminal activities at STRs. Peachtree City needed regulation, especially in

neighborhoods with no homeowners' associations. She said she would like to see the 500-foot notification area increased.

Time expired, and Prebor moved to extend the time allotted by five minutes. King seconded. Motion carried unanimously.

Valencia thanked Cailloux for mentioning at the Planning Commission hearing that even a piano teacher giving lessons at home was required to obtain an occupational tax certificate. It was important to have a record of what was going on in a neighborhood. She said she understood there were many responsible STR owners in the City, but an ordinance was needed to control those where were not. She noted that Savannah had restricted its STR permitting, and College Park no longer allowed STRs. Two counties that abutted Lake Oconee had stopped STRs.

Sue Murtaugh said her husband had reported facts, not conjectures. She noted that she had confidence the Peachtree City Police could handle any problems. She asked if the permitting fee was \$400 per rental, saying some people had more than one. Murtaugh also mentioned that the Smokerise house was not an STR.

Sean Freeman said his family bought a house with the intention to Airbnb part of the property and use the proceeds to fund home improvements. He also said the Smokerise house was not an STR. Freeman called the concern about STRs "fearmongering" and stated they had had great guests. It would be a travesty, he concluded, to limit the amount of STRs based on fear.

Learnard then circled back and asked if anyone in favor wanted to use the extended five minutes to speak.

Panke again said he felt regulation and vetting was needed. If they waited until there were problems, it would be too late. He said these neighborhoods had been home to families for years, but now the STRs meant unknown people were cycling in and out. He did not think property rights meant owners did not have to vet those they were leasing to. These STRs were not within the plan of the community.

Valencia said she favored the ordinance with a few tweaks. She noted that you had the right to rent your property from the standpoint of what you bought. If you bought it as single-family residential, you had the right to rent it as such, not as a hotel for transients.

Julio told the Mayor they needed another vote to extend time because it was no more than five minutes per person.

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

King said he was struck by a comment the chairman of the Planning Commission made during its public hearing; he said it was a solution looking for a problem.

STRs were not what was experienced in Smokerise. By and large the guests at STRs were good people, King said, adding that the city benefited from the money they brought in. The online platforms vetted the properties before they were listed, and he said he saw this ordinance as being somewhat punitive, although he did agree that STRs needed to be registered with the City.

Destadio said he agreed that this was over-regulation. He thought there should be a committee that included STR owners to work with staff and come up with an ordinance.

Learnard asked how he felt about the “light touch” regulation King suggested that included only a fee and registration to create a database? Then in the new year, they could look at other potential actions such as notifying the neighbors. She commented that there were STRs that had been operational for years without the City’s knowledge, but she thought they should know what was there.

King said he would like to have seven or eight of the owners who had spoken to have input into an ordinance. Destadio told him that is what he recommended. King said he wanted to get it done right the first time.

Holland agreed, saying it was too harsh and the fees and fines were too expensive. He thought the STR owners could be relied on to take care of the properties.

How did they arrive at the \$400 permitting cost? Prebor asked Cailloux. She said \$75 was for Fire Marshal and Code Enforcement inspections, and the fee also included the shared cost of the third-party monitoring program, plus the cost of the background check for a total of \$409. However, if they eliminated the background checks and the inspections, there would be no City costs.

Prebor suggested dropping the inspections to once every two years. He also mentioned that, even if people could check the STR locations on the City website, he thought it would be good to send letters to neighbors.

Learnard remarked that she owned a small house in Michigan where she stayed when visiting her son and rented it as an Airbnb when she was not there. She said she had one bad guest in a year and a half; neighbors reported it to her, and she got him out. Learnard said Peachtree City’s existing ordinances should be enough to handle any problems.

She asked Curnow what would be the best means to get citizen input? She said she was not sure a committee was needed, but more of a good ongoing conversation. Learnard noted that compromise would be necessary, pointing out that she and Prebor had been on opposite sides, but were trying to work together.

Curnow said Council seemed to be making the assumption that staff was making these recommendations, and that was not the case. These recommendations had

been derived over 10 individual meetings at which staff was asked to put together recommendations based on Council's feedback. He asked for further direction as to what Council wanted "STR lite" to look like before he could entertain bringing in a committee to discuss this.

Learnard asked King if STR lite meant having all STRs listed on the City website and addresses available through an online portal. King again said he wanted Council members to sit down with STR owners and come up with workable regulations. That left it very open-ended for staff, Learnard replied, but King said he was not asking staff to do anything.

Curnow suggested a town hall meeting to get input from residents. Meeker added that citizens could have input at a workshop, too. King said they had heard from citizens already in the meetings.

Holland agreed that a lot of citizens had talked, but had not made concrete suggestions, such as Prebor's suggestion about inspections every two years. Meeker pointed out that the fee was tied to costs, so if they struck things like background checks, that cost would be removed.

If they were talking about a town hall or workshop, Curnow stated, Council needed to come up with the parameters of the regulations. Council should figure out what they agreed on, then bring in people to talk about how that format should work.

Holland suggested forming an advisory group to get input, but Learnard noted that Curnow had had all kinds of input. Council needed to be specific and give staff a framework with which to begin. Curnow said that was correct, noting it was taking up a considerable amount of staff time to keep presenting revisions. He would like to know what their top three criteria were, for instance.

They could reduce the fee in half by requiring permitting and inspections every two years, Prebor proposed. Getting rid of the occupational tax would cut \$107 off the fees. He said \$200 a year, which was the \$400 permitting fee divided by two, did not sound exorbitant.

So fees were on the list, Curnow noted, going on to mention safety and registration as other topics they might want to entertain conversations about, along with the fine structure. He asked Council to come back with their version of STR lite to give to staff. Learnard said they could do that, and Prebor suggested they just get it started right then.

Council agreed that a permit would be required. It could be applied for online, and the information would be available to the public online, Cailloux said, explaining there would be a map online and when a location was clicked, it would show the permit number and address.

Did they agree that there should be a local contact aged 25 or older who should be within an hour travel time or 20 minutes of the STR? Learnard asked. Prebor noted that someone could legally enter into a contract at age 18, so why were they asking for 25? Holland said 18 would be suitable. Learnard suggested 21, and they agreed on that.

Prebor said he thought the City should notify the neighbors. King remarked that was the responsibility of the STR owners, and Learnard said they could go to the website. Prebor said he wanted to be notified. King asked Murtaugh in the audience if they notified the neighbors, and he said they did. It was one of the best practices that responsible citizen-owners followed, he remarked. Prebor asked if he thought Council should make it a requirement? Murtaugh said anyone who was concerned could check on the database. He went on to say it was illegal to notify neighbors about convicted sex offenders or drug traffickers. The STR letter would just create fear and pit neighbor against neighbor, he concluded.

Holland said it should be left as a neighborly thing. Learnard said this was something they would have to figure out later.

Would there be a public forum on this before December 31? Meeker asked. Council said they believed there could be. Did they want to continue this until the December 7 meeting? Meeker asked, but Curnow said staff would not have time to put anything together by then; it would have to be in the new year.

Meeker noted there would be two new Council Members in January who had not had the benefit of the public hearing. They could vote this down now and begin again in December. It would be best to vote to deny this because they would more than likely be holding another public hearing and have to advertise it again, Meeker stated.

Destadio moved to deny Public Hearing item 11-23-06, zoning text amendment to create a Short-Term Rental permit and approval process. Prebor seconded. Motion carried unanimously.

New Agenda Items

A. 11-23-07 Peachtree City Tennis Center Operations

Strickland began with an overview of the Tennis Center, noting it had 24 tennis courts. Six were covered hard courts, six were clay courts, and 12 were outdoor hard courts. The Center currently offered annual memberships, court rentals for non-members, lessons and programming for all ages, tournaments, and a pro shop.

There were about 400 members. In the summer, around 100 people a day used the center; in the spring and fall, it went up to about 200. Programs and lessons averaged about 3,200 participants annually.

In 2009, the City entered into a one-year contract with Sequoia Tennis Management with automatic renewals for up to 15 years. It was due to expire in December 2024. Strickland explained that he was referring to the management company as Sequoia because that was the name on the contract. It had since changed its name to ClubCorp and now was called Invited.

Sequoia provided day-to-day operations, grounds maintenance, staffing and payroll, programming, and furnishing of operating equipment and supplies. The City was responsible for capital improvements/repairs, debt service, and court resurfacing.

Under the terms of the agreement, the City received \$24,000 per year or 3% of the gross annual revenues, whichever was greater. The City received \$24,000 at first, Strickland remarked, but since then the average had been \$30,213. The City's average expense had been \$213,813 annually, a loss of about \$180,000 a year. Since 2018, Sequoia had average revenue of about \$1.2 million, with expenses of around \$1.1 million, for a net revenue of about \$126,000.

Council allocated \$1.7 million of the American Recovery Act money for facility improvements at the Tennis Center that included interior remodeling, roof replacements, new HVAC, and lighting upgrades. These projects were still being completed, he stated.

Sequoia had given notice that they would not be renewing the contract with the City effective December 31, 2023, and staff was recommending transition of the operational management to the City. This would start immediately and be effective January 1, 2024.

There was a very short turnaround, Strickland remarked, and the City had to get computers, printers, balls, and all the equipment they needed to run the facility. The Center would not close, and they were aiming for a seamless transition. This would include the City taking responsibility for day-to-day operations, grounds maintenance, staffing and payroll, programming, and furnishing of operating equipment and supplies.

Right now, they wanted to keep all programs and fees the same, but would be evaluating at a later date, Strickland continued. The Pro Shop was one thing that might change. He said the City was not equipped to sell merchandise, and the Pro Shop was not a huge money-maker.

The recommended operating budget was \$1,187,981, which should be self-sustaining. They did not want to use any City fund balance or surplus from the general fund, although there might be a negative revenue in the first year because of all the start-up costs. The goal would be to set excess revenues aside for capital improvement needs at the facility like they did at the Amphitheater. Staffing would

require three full-time positions including the manager and nine part-time positions. This worked out to 7.5 full-time employees, about the same number as the Kedron Aquatic Center.

Strickland thanked Assistant Recreation Director Cathy Wilder for her efforts in getting this plan ready, saying it had required a lot of work from many people to create a plan they felt confident in for this quick transition. They were asking Council to approve the budget amendment and the personnel additions.

Council agreed the City should take it over, with King saying they could adapt the plan as it unfolded. Destadio asked if the number of employees was about the same as what they had at the Tennis Center now? Strickland said they had a few more because the pros were on the staff. The City's plan was to contract with the pros.

Learnard presented a letter from a citizen who said she was speaking for 80-plus Tennis Center members who were grateful for the seamless transition. The Mayor asked about the Pro Shop, and Strickland said they would be selling some things, but it would not be as robust as what they had now. Holland asked if they could sub it out to a third party, and Strickland said that was a possibility.

Strickland said some members of Sequoia management were present and he wanted to thank them for running the Center for the past 14 years. Learnard agreed that they had run good programs.

King moved to approve New Agenda item 11-23-07 Peachtree City Tennis Center Operations and the budget amendment for \$1,187,981 and the addition of 7.5 full-time employees. Holland seconded. Motion carried unanimously.

B. 11-23-08 Police Vehicle Purchase

Police Chief Janet Moon asked Council to approve the purchase of nine Ford Police vehicles from Allan Vigil Ford for fleet replacement vehicles. They had asked for 10 vehicles in their budget that was approved but had to reduce the number to nine due to inflationary costs. The purchase would be for Ford Police Interceptor Utility SUVs and Ford F-150 Responder. Allan Vigil Ford held the State contract pricing for Police vehicles.

Moon said this request was only for the replacement vehicles; they would be coming back to a future meeting to request vehicles for the additional head count in this budget and the accessories to outfit them. Tonight, the Chief said her request was to purchase nine replacement vehicles in the amount of \$474,009 from Allan Vigil Ford.

King moved to approve New Agenda item 11-23-08, Police Vehicle purchase of nine replacement vehicles in the amount of \$474,009 from Allan Vigil Ford. Destadio seconded. Motion carried unanimously.

Council/Staff Topics

Executive Session

King moved to adjourn to executive session at 8:41 p.m. to discuss personnel matters. Holland seconded. Motion carried unanimously.

King moved to reconvene in regular session at 10:17 p.m. Holland seconded. Motion carried unanimously.

New Agenda Items (Cont'd.)

A. 11-23-09 City Manager Contract

Motion to approve City Manager contract with one change to \$240,000 for the yearly salary
APPROVED 5-0

Adjourn

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

The meeting adjourned at 10:18 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Kelly Bush, Assistant Finance Director 11/30/2023
Paul Salvatore, Finance Director 11/30/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Budget Amendment - FY 2023

Recommendation:

Approve the attached budget amendment to amend the 2023 budget resolution.

Discussion:

Attached please find budget amendment 23-35 for fiscal year 2023 submitted for your approval. This budget amendment is housekeeping in nature and is necessary to prepare for the annual audit and to issue financial statements for the fiscal year ended September 30, 2023.

Budget Impact:

The proposed budget amendment reallocates departmental savings from non-divisional throughout the department budgets.

Attachments:

1. Budget Amendments for FY2023 End of Year

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER	23-35
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DATE	09-30-2023
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[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2023 Budget Resolution reallocating department budgets in the General Fund for fiscal year end (housekeeping).

ENTERED

APPROVED _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 11/30/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Budget Amendment - FY2024

Recommendation:

Approve the attached budget amendments to the FY2024 budget resolution.

Discussion:

Attached please find budget amendments 24-02 and 24-03 for fiscal year 2024 submitted for your approval. Budget amendment 24-02 is housekeeping in nature and reflects the September 30, 2023, balance in each of the Special Revenue Funds brought forward to fiscal year 2024. This is done annually in lieu of trying to project the Special Revenue Funds budget balances during the budget process.

Budget amendment 24-03 requests the carryover of 2023 funds for omissions and projects planned and equipment ordered but not received or completed prior to 9/30/2023. This includes: 1) Mayor and Council – Machinery & Equipment 2) Non-Departmental – General Administration Contingency 3) Non-Departmental – Information Technology Contingency 4) Non-Departmental – Facilities Maintenance Contingency 5) Finance – Professional Services 6) Building Maintenance – R&M 7) Engineering – Professional Services 8) Municipal Court - Computer Supplies 9) Fire – Small tools & equipment 10) Public Works – Street supplies and communications 11) Recreation – Cleaning services 12) GIS – Professional Services 13) Economic Development – Professional Services and Other economic development 14) Police - Small tools, Vehicle R&M, and Technical Services - software 15) Stormwater – Professional Services, and 16) Amphitheater – Improvements other than buildings.

.

Budget Impact:

The proposed budget amendments affect the General Fund - increases both revenues and expenditures by \$1,100,428, Stormwater Fund - increases both revenues and expenditures by \$53,590, Amphitheater Fund - increases both revenues and expenditures by \$150,000 and sets the budget at current fund balance for the Special Revenue Funds.

Attachments:

1. Budget Amendments for FY2024 carryforward

CITY OF PEACHTREE CITY				
BUDGET AMENDMENT				
		NUMBER	24-02	
		DATE	10/01/2023	
ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
200-6110-531175		Operating Supplies - Memorial Bench	245	
200-6510-531180		Computer supplies - Library	881	
200-0000-389025		Surplus Carryover - Neighborhood Parks	1,126	
202-3210-531175		Operating Supplies - DARE	2,061	
202-0000-389025		Surplus Carryover - DARE	2,061	
203-3210-531175		Operating Supplies - State Seizures	44,341	
203-0000-389025		Surplus Carryover - State Seizures	44,341	
204-3510-531175		Operating Supplies - HAZMAT	7,034	
204-0000-389025		Surplus Carryover - HAZMAT	7,034	
206-3210-512500		Tuition Reimbursement - PD Tuition Fund	4,301	
206-0000-389025		Surplus Carryover - PD Tuition Fund	4,301	
207-6110-531175		Operating Supplies - Youth Council	503	
207-0000-389025		Surplus Carryover - Youth Council	503	
208-3210-531175		Operating Supplies - Public Safety Grants	7,396	
208-0000-389025		Surplus Carryover - Public Safety Grants	7,396	
209-3210-531175		Operating Supplies - CERT Grant	10,485	
209-0000-389025		Surplus Carryover - CERT Grant	10,485	
210-3210-531175		Operating Supplies - PD Donations	6,989	
210-0000-389025		Surplus Carryover - PD Donations	6,989	
211-3210-523700		Education & Training - Explorer Fund	1,254	
211-0000-389025		Surplus Carryover - Explorer Fund	1,254	
212-3210-531175		Operating Supplies - Federal Seizures	160	
212-0000-389025		Surplus Carryover - Federal Seizures	160	
215-4100-531178		Operating Supplies - Landscaping - Tree Fund	300,412	
215-0000-389025		Surplus Carryover - Tree Fund	300,412	
230-1505-541200		Site Improvements - various projects	11,900,553	
230-0000-389025		Surplus Carryover- ARP Fund	11,900,553	
276-6110-522251		TPD Facilities Repairs	128,360	
276-0000-389025		Surplus Carryover - Hotel/Motel TPD Fund	128,360	
NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2024 Budget Resolution to establish budget for unbudgeted Special Purpose Funds based on 9/30/2023 fund balances.				

CITY OF PEACHTREE CITY				
BUDGET AMENDMENT				
			24-03	
			DATE	10/01/2023
ACCOUNT	PROJECT	DESCRIPTION	INCREASE	DECREASE
100-0000-389025		Surplus Carryover	1,100,428	
100-1310-542050		Machinery & Equipment - Mayor & Council	40,195	
100-1505-579135		Contingency - General admin	426,320	
100-1505-579142		Contingency - IT	111,640	
100-1505-579144		Contingency - Facilities Maintenance	119,075	
100-1505-579144		Contingency - Facilities Maintenance	(119,075)	
100-1511-521200		Professional Services - Finance	2,000	
100-1565-522250		Building Repair & Maintenance - Bld Main	50,000	
100-1565-522250		Building Repair & Maintenance - Bld Main	(50,000)	
100-1565-522252		Building Repair & Maintenance - Bld Main- non annual	169,075	
100-1575-521200		Professional Services - Engineering	4,000	
100-2650-531180		Computer Supplies - Court	10,000	
100-3510-531650		Small tools - Fire	5,115	
100-4100-531170		Street supplies - Public works	105,000	
100-6110-522100		Cleaning Services - Recreation	16,100	
100-7410-521200		Professional Services - GIS	4,000	
100-7520-521200		Professional Services - Economic Dev	95,000	
100-7520-523913		Other Economic Development	50,000	
100-4100-523200		Communications - Public works	21,054	
100-3210-531650		Small tools - Police	19,504	
100-3210-522275		Vehicle Repairs & Maintenance - Police	5,700	
100-3210-521306		Technical Services - software - PD	15,725	
521-0000-389025		Surplus Carryover	53,590	
521-4250-521200		Stormwater - Professional Services	53,590	
565-0000-389025		Surplus Carryover	150,000	
565-6180-541260		Improvements other than buildings	150,000	
NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2024 Budget Resolution to allocate for omissions, projects, and equipment ordered but not completed or received prior to 9/30/2023.				

CITY OF PEACHTREE CITY

BUDGET AMENDMENTS - FISCAL YEAR 2023

December 7, 2023

General Fund	Increase both revenues and expenditures by \$1,100,428
Neighborhood Parks Fund	Increase both revenues and expenditures by \$1,126
DARE Program Fund	Increase both revenues and expenditures by \$2,061
State Seizures Fund	Increase both revenues and expenditures by \$44,341
HAZMAT Fund	Increase both revenues and expenditures by \$7,034
PD Tuition Fund	Increase both revenues and expenditures by \$4,301
Youth Council Fund	Increase both revenues and expenditures by \$503
Public Safety Grant Fund	Increase both revenues and expenditures by \$7,396
CERT Grant Fund	Increase both revenues and expenditures by \$10,485
Police Donation Fund	Increase both revenues and expenditures by \$6,989
Explorer Troop Fund	Increase both revenues and expenditures by \$1,254
Federal Seizures Fund	Increase both revenues and expenditures by \$160
Tree Fund	Increase both revenues and expenditures by \$300,412
American Rescue Plan Fund	Increase both revenues and expenditures by \$11,900,553
Hotel/Motel TPD Fund	Increase both revenues and expenditures by \$128,360
Stormwater	Increase both revenues and expenditures by \$53,590
Amphitheater	Increase both revenues and expenditures by \$150,000

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Paul Salvatore, Finance Director 12/1/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Award Contract for Pension Investment Advisor

Recommendation:

Approve a contract with AndCo Consulting for performance of investment consulting services to the city's defined benefit pension Board of Trustees.

Discussion:

The city has engaged the firm of Culpepper RFP to handle a nationwide search for an investment advisory consultant for the Peachtree City Defined Benefit Pension Plan. The duties of the selected firm involve advising the plan's board of trustees on overall investment portfolio management decisions. More specifically, the firm will monitor the portfolio, research appropriate fund managers, make recommendations to the city's pension board in compliance with all applicable laws and regulations for public pension plans, and provide performance reports on a regular basis.

Culpepper RFP initially prescreened dozens of firms and then, in agreement with city staff, identified the top seven (7) candidates to invite to submit proposals. After reviewing proposals submitted from those seven firms, the field of candidates was further narrowed down to the top three (3) firms, based on a variety of criteria, including depth and expertise of the firms' staff, years in existence, experience with public plans in the state of Georgia, the extent and quality of various services provided, and pricing of services. Clients in Georgia served by AndCo include the City of Marietta, Columbus, Macon-Bibb County, and Gainesville.

We then invited the top three firms, AndCo Consulting, Southeast Advisory, and AmRet to city hall for in-person interviews with staff and had our consultants at Culpepper taking notes remotely. At the conclusion of the interviews, we all conferred and agreed that AndCo Consulting was the firm best suited to service Peachtree City's needs. Staff therefore recommends awarding the contract to AndCo Consulting effective January 1, 2024. The city attorney, and pension attorney Edmund Emerson III of the firm Morris, Manning, and Martin, LLP have both reviewed the contract.

Budget Impact:

Funds for these services have always been budgeted as part of the annual funding appropriation of the city's defined benefit pension plan. The annual cost of services is currently estimated at \$45,000, which was also tied with the low proposal price of one other vendor. The investment portfolio performance also impacts the overall pricing of the pension plan.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 11/29/2023
Paul Salvatore, Finance Director 12/1/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Municipal Attorney Services Terms of Appointment

Recommendation:

Reappoint Theodore Meeker of Sumner Meeker, LLC as Municipal Attorney and approve the attached revised agreement for services.

Discussion:

Theodore Meeker of Sumner Meeker, LLC was originally appointed to serve as the Municipal City Attorney in 2003.

Our Charter states that the city attorney shall be responsible for the representation and defense of the city in all litigation in which the city is a party and will coordinate such representation with all attorneys provided to the city through applicable insurance contracts, if any; shall be the prosecuting officer in the municipal court unless the city council appoints a separate attorney or law firm to be the prosecuting officer; shall attend the meetings of the council as directed; shall advise the city council, mayor and other officers and employees of the city concerning legal aspects of the city's affairs; and shall perform such other duties as may be required by virtue of the person's position as city attorney.

The most recent agreement was approved in 2018. This updated agreement reflects a change to the hourly rate from \$160.00 per hour to \$200.00 per hour for all legal services and administrative work performed on behalf of the city. The agreement also includes the re-wording of the term to reflect that the City Attorney serves at the pleasure of the Council but no further substantive changes.

Budget Impact:

There are sufficient funds budgeted in FY24 100-1580-521230 to cover the change to the hourly rate.

Attachments:

1. Letter of appointment- Municipal Attorney Services

**CITY OF PEACHTREE CITY MUNICIPAL ATTORNEY SERVICES
TERMS OF APPOINTMENT**

Whereas, the City of Peachtree City, Georgia, a municipal corporation (hereinafter called "City"), hereby renews the services of Theodore Meeker of Sumner Meeker, LLC (hereinafter called "Meeker" and "Firm") with the following understandings and terms of the appointment:

1. RECITALS

- a) The City operates as a Council/Manager form of Government pursuant to Georgia Law.
- b) Meeker declares that he is, and shall at all times during the term of this Appointment be, qualified to serve as a Municipal City Attorney in the State of Georgia.
- c) The Mayor and City Council have previously appointed Meeker as the Municipal Attorney of Peachtree City.
- d) The City and Meeker desire set forth the relative rights, duties, and obligations of the parties.

Now, therefore, in consideration of the mutual promises and covenants set forth below, the sufficiency of which is acknowledged by the parties, it is agreed as follows:

2. APPOINTMENT

Effective December 1, 2023,, Meeker is re-appointed as the City Attorney of Peachtree City. Meeker shall serve as City Attorney at the pleasure of the City Council and this Appointment shall be subject to termination at any time by the City Council.

3. DUTIES

Meeker agrees to serve as the City Attorney for the City of Peachtree City with all the powers, duties, privileges and obligations which said office confers and in accordance with this Appointment and as required by the City's ordinances, the constitutions and laws of the state of Georgia and the United States, and all other applicable laws and treaties. Meeker shall at all times maintain his status as a licensed attorney in the state of Georgia in active status. The services to be provided will include all legal services and administrative work performed on behalf of the city.

4. RECORDS

In the course the appointment, any documents or materials belonging to the City or otherwise constituting client records, such as correspondence, pleadings, transcripts, exhibits, physical evidence, and other items reasonably necessary to our representation (collectively, "Client Materials"). Once the particular matter to which those Client Materials relate has been concluded, Meeker will either (1) return the Client Materials to the City, (2) retain them in storage, or (3) dispose of them in accordance with the State Retention Schedule for Local Government Records. In the event the Client Materials are returned to the City, Meeker has the right, but not the obligation, to retain a copy of client materials. If the City does not request the return of the Client Materials upon conclusion of the matter, in the absence of any other specific arrangements or legal requirements to the contrary, Meeker may dispose of those Client Materials consistent with the State Retention Schedule for Local Government Records. Meeker's and Firm files pertaining to the matter will not be delivered to the City. The City agrees that the Firm's files include, Firm administrative records, time and expense reports, personnel and staffing materials, credit and accounting records, as well as internal lawyers' work product (such as drafts, notes, internal memoranda, and legal and factual research, including investigative reports and mental impressions, prepared for internal use), and any internal communications within the Firm. The City agrees that Meeker's files remain his (or the Firm's) property and for various reasons, including the minimization of unnecessary storage expenses, or for no reason, Meeker or the Firm may destroy or otherwise dispose of the Firm's files in a reasonable time after the conclusion of the matter without notice to the City.

5. CONFIDENTIALITY AND SECURITY

Meeker agrees to maintain confidential information, both documents and electronic records received on behalf of the City, and any correspondence received from the City with sufficient security measures to ensure said confidentiality.

6. BILLING AND PAYMENT

- a) The City shall compensate Meeker at the rate of \$200.00 per hour for all legal services and administrative work performed on behalf of the city. The rate of compensation may be adjusted annually by the mutual Appointment of the parties.
- b) Meeker will bill for service on a monthly basis, including sufficient detail to denote dates of service, description of service, general topic, and identify City representatives involved or represented to outside entities contacted on behalf of the City. Following review by department heads and any relevant adjustments, the City Manager will approve the bill for payment.

- c) Requests from general staff to attend meetings (outside regular City Council Meetings) should receive prior approval from the Mayor or City Manager to ensure full compensation for time and transportation (if approval is not noted in the initial request from staff, Meeker shall confirm with the Mayor or City Manager to ensure full compensation for time and transportation.
- d) Travel and training costs associated with Meeker's continuing education and legislative updates, which benefit Meeker's firm and other clients, will be funded by Meeker and shall not be billed to the City.

7. CITY ATTORNEY PRO TEM

In the event that Meeker is unable to serve due to disability, illness and/or absence, it shall be his/her responsibility to notify the City Manager and to make arrangements for the presence of an attorney pro tem. All pro tem attorneys shall be qualified to hold the position of attorney pro tem, as provided herein. Attorney Pro tem shall be paid by Sumner /Meeker, LLC. Attorney Pro Tem shall be subject to approval by the City Council.

8. INDEPENDENT CONTRACTOR

Meeker will be an independent contractor, and shall pay all of his own withholding taxes, social security taxes, and any other payroll taxes.

7. TERMINATION

This Appointment shall be in effect unless terminated by the Peachtree City Council or Meeker according to law.

Theodore P. Meeker III

Mayor or designee

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM:

Clint Murphy, Fire Chief	11/30/2023
Angela Egan, Purchasing Agent	12/1/2023
Kelly Bush, Assistant Finance Director	12/1/2023
Paul Salvatore, Finance Director	12/1/2023
Justin Strickland, Assistant City Manager	12/1/2023
Robert Curnow, City Manager	12/1/2023

DATE: December 7, 2023

SUBJECT: Replacement of Vehicle (22007) (Fire Department)

Recommendation:

Approve the purchase of a replacement staff vehicle (2024 Ford Explorer) and equipment for the Operations Division in the amount of \$63,643.

Discussion:

Staff recommends the purchase of this vehicle as it will replace Battalion 8, an 11-year-old staff vehicle. Once ordered, this vehicle will be delivered in approximately 3–6 months. This vehicle will be purchased through Allan Vigil Ford-Lincoln Government Sales at State contract pricing.

Budget Impact:

The \$63,643 purchase was budgeted in the approved FY2024 CIP Fund 337.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Janet Moon, Police Chief 11/30/2023
David Borkowski, City Engineer 11/30/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: List of Roadways Approved for Speed Detection Devices Update
2023

Recommendation:

Approve the attached revised List of Roadways (LOR) authorized for Speed Detection Devices.

Discussion:

The Georgia Department of Transportation (GDOT) did a review of the roadways within the city as compared to what is on our current list of roadways approved for speed detection devices. This list was last updated in August 2022 due to a revision in school zone locations and speed revisions. Since that time, there have been changes resulting from recent engineering and traffic investigation studies conducted by GDOT.

Below is a summary of the changes or additions proposed that are included in the attachment:

- State Route 54, the 45mph speed zone has been extended eastward to 265 feet east of Sumner Road (milepost 4.05)
- State Route 54, the 50mph speed zone has been extended eastward past the City Limits to milepost 5.

Once signed by the Mayor and all council members, the permit will be forwarded to the Georgia Department of Transportation for final review and approval.

Budget Impact:

There is no anticipated budgetary impact.

Attachments:

1. LOR-Fayette-Peachtree City-2023

The City of Peachtree City is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
THE CITY OF PEACHTREE CITY, FAYETTE COUNTY

ON-SYSTEM ROADWAYS

**ALL ON-SYSTEM ROUTES HAVE BEEN VERIFIED BY GEORGIA DEPARTMENT OF
TRANSPORTATION**

STATE ROUTE	WITHIN THE CITY / TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
S.R. 54	PEACHTREE CITY	1000 feet west of Wynnmeade Pkwy. (West City Limits)	0.00	265 feet east of Sumner Road	4.05	4.05	45
S.R. 54	PEACHTREE CITY	265 feet east of Sumner Road	4.05	300 feet south of Genevieve Ct (East City Limit)	4.33	0.28	50
S.R. 74	PEACHTREE CITY	1850 feet north of Peachtree Pkwy. (North City Limits)	5.54	100 feet north of Aberdeen Pkwy.	8.87	3.33	55
S.R. 74	PEACHTREE CITY	100 feet north of Aberdeen Pkwy.	8.87	600 feet north of State Route 54	9.29	0.42	50
S.R. 74	PEACHTREE CITY	600 feet north of State Route 54	9.29	1400 feet north of Paschal Road	9.63	0.34	40
S.R. 74	PEACHTREE CITY	1400 feet north of Paschal Road	9.63	1270 feet south of Crosstown Drive	11.82	2.19	50
S.R. 74	PEACHTREE CITY	1270 feet south of Crosstown Drive	11.82	Redwine Road (South City Limits)	15.20	3.38	55

SCHOOL ZONES ARE EFFECTIVE

A.M. from 30 minutes prior to commencement time to 30 minutes after commencement time

—
SCHOOL DAYS ONLY.

P.M. from 30 minutes prior to dismissal time to 30 minutes after dismissal time —
SCHOOL DAYS ONLY.

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Aberdeen Parkway	PEACHTREE CITY	State Route 74	Northlake Drive	0.60	30
Archway Lane	PEACHTREE CITY	Approach Drive	Cul-de-sac	0.59	25
Ardenlee Drive	PEACHTREE CITY	Clifton Lane	Cul-de-sac	0.40	25
Ardenlee Parkway SCHOOL ZONE ***	PEACHTREE CITY <i>St. Paul's School</i> 7:15 to 8:15 am 2:00 to 4:00 pm SCHOOL DAYS ONLY	100 feet west of State Route 74	100 feet east of Ardenlee Drive	0.18 ***	25
Ardenlee Pkwy	PEACHTREE CITY	State Route 74	Ardenlee Drive	0.25	25
Ashley Way	PEACHTREE CITY	Smokerise Point	Cul-de-sac	0.25	30
Aster Ridge Trail	PEACHTREE CITY	Holly Grove Road	Aster Ridge Trail	0.55	30
Astoria Lane	PEACHTREE CITY	Loring Lane	Dead End	0.80	30
Augusta Drive	PEACHTREE CITY	Braelinn Road	Braelinn Road	0.30	30
Avalon Way	PEACHTREE CITY	Southern Shore Drive South	Southern Shore Drive North	0.30	30
Aviation Way	PEACHTREE CITY	Dividend Drive	Cul-de-sac	1.00	30
Azalea Drive	PEACHTREE CITY	Hip Pocket Drive	Cedar Drive	0.40	30
Battery Way	PEACHTREE CITY	Peachtree Parkway South	Fishers Luck	0.50	30
Bedford Park	PEACHTREE CITY	Rubicon Road	Cul-de-sac	0.40	30
Bellenden Drive	PEACHTREE CITY	Kedron Drive	Blue Smoke Trail	0.40	30
Biltmore Trace	PEACHTREE CITY	Peachtree Parkway South	Calloway Crossing	0.30	30
Blue Smoke Trail	PEACHTREE CITY	Golfview Drive	End of street	0.90	30
Bowfin Bay	PEACHTREE CITY	Skiff Trace	Cul-de-sac	0.30	30
Bradford Way	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.40	30
Braelinn Court	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.40	25
Braelinn Road	PEACHTREE CITY	Peachtree Parkway South	Robinson Road	1.30	40
Brandon Way	PEACHTREE CITY	Jamestown Way	Cul-de-sac	0.60	25
Briarliegh Drive	PEACHTREE CITY	Abrell Woods Court	Brookgrove Lane	0.25	30
Bridgewater Drive	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.25	30
Bridlepath Lane	PEACHTREE CITY	Doubletrace Lane	Windgate Road	0.30	30
Brookgrove Lane	PEACHTREE CITY	Arden Lee	Cul-de-sac	0.30	25
Brookings Lane	PEACHTREE CITY	Peninsula Drive	Watermark Drive	0.25	30
Brookwood Drive	PEACHTREE CITY	Summer Brooke	Cul-de-sac	0.25	30
Burnham Rise	PEACHTREE CITY	Dunsway Lane	Cul-de-sac	0.35	30
Cabin Gate	PEACHTREE CITY	Log House Road	Rockspray Ridge	0.35	30
Calgary Drive	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.40	30
Calloway Crossing	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.40	30
Cameron Trail	PEACHTREE CITY	Robinson Road	Crosstown Road	0.80	30
Carnelian Lane	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.30	30
Camp Creek Trail	PEACHTREE CITY	Robinson Road	Robinson Road	0.80	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Carriage Lane	PEACHTREE CITY	State Route 54	Landaulet Ct.	0.60	30
Carriage Lane SCHOOL ZONE	PEACHTREE CITY <i>Booth Middle</i> 7:15 to 8:30 am 2:30 to 4:00 pm SCHOOL DAYS ONLY OR WHEN YELLOW LIGHTS FLASHING	Carriage Lane	Cul-de-sac	0.60	25
Cedar Drive	PEACHTREE CITY	Hip Pocket Drive	Hip Pocket Drive	0.40	30
Centennial Drive	PEACHTREE CITY	MacDuff Parkway	MacDuff Parkway	0.50	30
Chadwick Drive	PEACHTREE CITY	Braelinn Road	Kensington Drive	0.40	30
Chambray Hill	PEACHTREE CITY	Loring Lane	Cul-de-sac	0.25	30
Chestnut Field	PEACHTREE CITY	Cameron Trail	Hamden Kells	0.35	30
Chimney Sweep Circle	PEACHTREE CITY	Smokerise Trace	Smokerise Trace	0.40	30
Cimmaron Park	PEACHTREE CITY	0.10 miles south of Crimson Way	0.20 miles north of Crimson Way	0.30	25
Claridge Curve	PEACHTREE CITY	0.10 miles north of Kennerly Way	0.20 miles south of Kennerly Way	0.30	30
Clifton Lane	PEACHTREE CITY	Arden Lee	Arden Lee	0.40	25
Cloister Drive	PEACHTREE CITY	Flat Creek Road	Cloister Drive	0.70	25
Clover Reach	PEACHTREE CITY	State Route 74	State Route 74	0.30	30
Clydesdale Road	PEACHTREE CITY	Bridlepath Lane	Cul-de-sac	0.30	30
Collierstown Way	PEACHTREE CITY	State Route 54	Hancock Lane	0.40	25
Colonnade Drive	PEACHTREE CITY	Braelinn Road	Robinson Road	0.50	30
Columns Lane	PEACHTREE CITY	Colonnade Drive	Colonnade Drive	0.40	30
Commerce Drive	PEACHTREE CITY	State Route 54	Cul-de-sac	0.60	30
Cottage Grove	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.40	30
Crabapple Lane	PEACHTREE CITY	State Route 74	0.80 miles west of State Route 74 (Tyrone City Limits)	0.80	30
Crabapple Lane SCHOOL ZONE	PEACHTREE CITY <i>Crabapple Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	50 feet west of State Route 74	200 feet west of Leisure Trail	0.45	25
Creekstone Bend	PEACHTREE CITY	McIntosh Trail	Highgreen Ridge	0.30	30
Crescent Oak	PEACHTREE CITY	0.20 miles south of Vardon Way	0.10 miles north of Vardon Way	0.30	30
Crofts Corner	PEACHTREE CITY	Hampton Green	Cul-de-sac	0.30	30
Crosstown Drive	PEACHTREE CITY	Robinson Road	State Route 74	2.00	40
Crosstown Drive SCHOOL ZONE	PEACHTREE CITY <i>Oak Grove Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	800 feet west of Log House Road	50 feet east of Summit Walk	0.40	25
Dalston Way	PEACHTREE CITY	Clifton Lane	Cul-de-sac	0.25	30
Darmouth Place	PEACHTREE CITY	0.20 miles east of Calloway Crossing	0.10 miles west of Calloway Crossing	0.30	30
Deergrass Trail	PEACHTREE CITY	Meadow Run	Cul-de-sac	0.60	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Dividend Drive	PEACHTREE CITY	Paschall Road	545 feet North of State Route 74	2.60	40
Dividend Drive ***	PEACHTREE CITY	545 feet North of State Route 74	State Route 74	0.10 ***	30
Doubletace Lane	PEACHTREE CITY	Bridlepath Lane	Windgate Road	0.90	30
Dunella Lane	PEACHTREE CITY	Arden Lee	Cul-de-sac	0.25	30
Eastbrook Bend	PEACHTREE CITY	State Route 54	Stevens Entry	0.25	30
Ebenezer Road	PEACHTREE CITY	Robinson Road	0.50 miles east of Robinson Road (East City Limits)	0.50	40
Emerling Lane	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Everhill	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.25	30
Evesham Ave.	PEACHTREE CITY	Turnbridge Circle	MacDuff Parkway	0.25	25
Evian Way	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.25	30
Falcon Drive	PEACHTREE CITY	Dividend Drive	Airport	0.25	30
Farmington	PEACHTREE CITY	Crabapple Lane	Cul-de-sac	0.40	25
Felspar Ridge	PEACHTREE CITY	Morallion Hills	Morallion Hills	0.30	30
Fielding Ridge	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Fishers Luck	PEACHTREE CITY	Peachtree Parkway South	McIntosh Trail	0.75	30
Fishers Luck SCHOOL ZONE	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00am 2:00 to 3:30 pm SCHOOL DAYS ONLY	50 feet north of McIntosh Trail	0.30 miles north of McIntosh Trail	0.30	25
Flat Creek	PEACHTREE CITY	State Route 54	North Parkway	1.45	35
Garret Ridge	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.25	30
Gates Entry	PEACHTREE CITY	State Route 74	Cul-de-sac	0.29	25
Georgian Park	PEACHTREE CITY	State Route 74	Peachtree Parkway	0.80	30
Glendale Drive	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.25	30
Golf View Drive	PEACHTREE CITY	Flat Creek Drive	Blue Smoke Trail	0.50	30
Golf View Drive (East Side)	PEACHTREE CITY	Flat Creek Drive	Blue Smoke Trail	0.50	25
Grecken Green	PEACHTREE CITY	Morallion Hills	Cul-de-sac	0.60	30
Greensway	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.25	30
Greenwood Lane	PEACHTREE CITY	Loring Lane	Cul-de-sac	0.30	30
Groveland Drive	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.30	30
Groveswood Lane	PEACHTREE CITY	Crabapple Lane	Briarleigh	0.25	25
Hamden Kells	PEACHTREE CITY	Wheatleigh Lane	Cul-de-sac	0.35	30
Hampton Green	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.40	30
Harbor Loop	PEACHTREE CITY	Fishers Luck	Fishers Luck	0.40	30
Haven Ridge	PEACHTREE CITY	Heritage Way	Cul-de-sac	0.30	30
Hedgewood Court	PEACHTREE CITY	Groveland Drive	Cul-de-sac	0.25	30
Heritage Way	PEACHTREE CITY	Log House	Haven Ridge	0.30	30
High Green Ridge	PEACHTREE CITY	Creekstone Bend	Cul-de-sac	0.40	30
Highlands Way	PEACHTREE CITY	Peachtree Parkway	Gleneagle Point	0.25	30
Hilltop Drive	PEACHTREE CITY	Hip Pocket Drive	Willow Road	0.50	30
Hip Pocket Road	PEACHTREE CITY	Willowbend Road	Kelly Road	1.20	30
Holly Grove Road	PEACHTREE CITY	State Route 74	Robinson Road	1.10	30
Holly Grove Church Road	PEACHTREE CITY	Redwine Road	Dead End	0.40	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Holly Springs Drive	PEACHTREE CITY	Holly Grove Road	Cul-de-sac	0.40	30
Huddleston Road	PEACHTREE CITY	State Route 54	Paschall Road	0.75	30
Huntington Place	PEACHTREE CITY	Robinson Road	Yarborough Drive	0.25	30
Independence Ln	PEACHTREE CITY	Centennial Drive	Centennial Drive	0.50	25
Interlochen Drive	PEACHTREE CITY	Peachtree Parkway North	Peachtree Parkway North	0.50	25
Kedron Drive	PEACHTREE CITY	State Route 74	State Route 74	1.50	30
Kedron Drive (West)	PEACHTREE CITY	State Route 74	Senoia Road	0.28	25
Kedron Drive SCHOOL ZONE	PEACHTREE CITY <i>Kedron Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	100 feet east of State Route 74	50 feet east of Stoneacre Curve	0.40	25
Kelly Drive	PEACHTREE CITY	Dividend Drive	State Route 74	0.25	30
Kelly Drive	PEACHTREE CITY	State Route 74	McIntosh Trail	0.50	30
Kelly Drive SCHOOL ZONE ***	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	Lake Peachtree Bridge (McIntosh Trail)	400 feet east of Sweetgum	0.10 ***	25
Kelly Green	PEACHTREE CITY	Terrane Ridge	Dividend Drive	0.40	30
Kelvington Way	PEACHTREE CITY	Farmington Drive	Cul-de-sac	0.30	25
Kenton Place	PEACHTREE CITY	Holly Grove Road	Welton Way	0.50	30
Kensington Drive	PEACHTREE CITY	Chadwick Drive	0.40 miles west of Chadwick Drive (dead end)	0.40	30
Kimmer Road	PEACHTREE CITY	Robinson Road	Legacy Lane	0.40	30
Kings Ridge	PEACHTREE CITY	Wynnmeade Parkway	Wynnmeade Parkway	0.25	30
Lakeside Drive	PEACHTREE CITY	Waterwood Bend	Waterwood Bend	0.50	30
Larkspur Turn	PEACHTREE CITY	Windgate Road	Martingale Drive	0.40	30
Legacy Lane	PEACHTREE CITY	Kimmer Road	0.15 miles south of Sugar Mill Ride (dead end)	0.40	30
Layor Court	PEACHTREE CITY	Montclair Drive	Cul-de-sac	0.30	30
Leisure Trail	PEACHTREE CITY	Crabapple Lane	Cul-de-sac	0.30	30
Lexington Pass	PEACHTREE CITY	State Route 74	Cul-de-sac	0.30	30
Loblolly Circle	PEACHTREE CITY	Hip Pocket	Hip Pocket	0.30	30
Log House Road	PEACHTREE CITY	Crosstown Road	Peachtree Parkway	0.90	30
Log House Road SCHOOL ZONE	PEACHTREE CITY <i>Oak Grove Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	Crosstown Drive	200 feet west of Summer Brooke	0.50	25
Long Leaf	PEACHTREE CITY	Autumn Leaf	Cul-de-sac	0.30	30
Longer Drive	PEACHTREE CITY	Blue Smoke Trail	Cul-de-sac	0.70	30
Loring Lane	PEACHTREE CITY	Peachtree Parkway	Cul-de-sac	1.15	30
Loyd Road	PEACHTREE CITY	Smoke Rise Trace	Ashley Way	0.45	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
MacDuff Parkway	PEACHTREE CITY	State Route 54	0.30 miles west of Senoia Road	2.50	35
MacDuff Parkway	PEACHTREE CITY	0.30 miles west of Senoia Road	Senoia Road	0.30	25
Magnolia Lane	PEACHTREE CITY	Walnut Grove Road	Cul-de-sac	0.25	30
Maple Grove Ter	PEACHTREE CITY	State Route 54	Collierstown Way	0.30	25
Mark Style Drive	PEACHTREE CITY	Peachtree Parkway	Claridge Curve	0.40	25
Martingale Drive	PEACHTREE CITY	Fountain Head	Larkspur Turn	0.40	30
Mattan Point	PEACHTREE CITY	Morallion Hills	0.30 miles west of Morallion Hills (dead end)	0.30	30
McIntosh Trail	PEACHTREE CITY	Robinson Road	Peachtree Parkway	1.00	35
McIntosh Trail	PEACHTREE CITY	Peachtree Parkway	Kelly Drive	0.50	30
McIntosh Trail SCHOOL ZONE	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	Lake Peachtree Bridge (Kelly Drive)	200 feet east of Peachtree Parkway	0.65	25
Meadowlark Trace	PEACHTREE CITY	Ebenezer Road	Cul-de-sac	0.30	30
Mellington Lane	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Melrah Hill	PEACHTREE CITY	Walnut Grove	Walnut Grove	0.50	30
Montclair Drive	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.45	30
Morallion Hills	PEACHTREE CITY	Braelinn Road	Grecken Green	0.70	30
Morgans Turn	PEACHTREE CITY	Stevens Entry	Stevens Entry	0.40	30
Muirfield Way	PEACHTREE CITY	Andrean Way	Cul-de-sac	0.30	30
Mulberry Court	PEACHTREE CITY	Cresswind Blvd.	Cul-de-sac	0.50	25
Newport Drive	PEACHTREE CITY	Regents Park	Cul-de-sac	0.30	30
North Fairfield Drive	PEACHTREE CITY	Fairfield Drive	West Manor	0.40	25
North Lake Drive	PEACHTREE CITY	State Route 54	Flat Creek Road	0.40	30
North Meade	PEACHTREE CITY	Wynnmeade Parkway	Amelia Lane	0.50	30
Oakdale Avenue	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.25	30
Oakmount Drive	PEACHTREE CITY	Golfview Drive	Golfview Drive	0.30	30
Palette Lane	PEACHTREE CITY	Planterra Way	Terra Verte	0.30	25
Parkgate Lane	PEACHTREE CITY	Blue Smoke Trace	Cul-de-sac	0.25	30
Parkway Drive	PEACHTREE CITY	Peachtree Parkway	Hidden Creek Lane	0.30	30
Paschall Road	PEACHTREE CITY	State Route 74	Dead End	0.30	30
Patina Point	PEACHTREE CITY	Terrane Ridge	Cul-de-sac	0.30	25
Peachtree Parkway North	PEACHTREE CITY	State Route 54	150 feet north of Flat Creek Road	0.40	30
Peachtree Parkway North	PEACHTREE CITY	150 feet north of Flat Creek Road	State Route 74	2.90	35
Peachtree Parkway North SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High</i> 7:30 to 9:00 am 2:30 to 4:30 pm SCHOOL DAYS ONLY	200 feet north of Walt Banks	200 feet south of Stevens Entry	0.30	25

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Peachtree Parkway South	PEACHTREE CITY	State Route 54	4.30 miles south of State Route 54 (East City Limits)	4.30	40
Peachtree Parkway South SCHOOL ZONE	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	450 feet south of McIntosh Trail	870 feet north of McIntosh Trail	0.25	25
Peachtree Parkway South SCHOOL ZONE	PEACHTREE CITY <i>Braelinn Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY OR WHEN YELLOW FLASHING LIGHTS	650 feet west of Robinson Road	1,208 feet east of Robinson Road	0.35	25
Pebblestrump	PEACHTREE CITY	Willow Road	Dead End	0.45	30
Peninsula Drive	PEACHTREE CITY	Peachtree Parkway	Brookings Lane	0.35	30
Pennfair Drive	PEACHTREE CITY	Montclair Drive	Cul-de-sac	0.25	30
Perthshire	PEACHTREE CITY	Flat Creek	Flat Creek	0.45	30
Pheasant Ridge	PEACHTREE CITY	Cameron Trail	Cul-de-sac	0.25	30
Pinegate Road	PEACHTREE CITY	Riley Parkway	Melrah Hill	1.10	30
Pinegate Road SCHOOL ZONE ***	PEACHTREE CITY <i>Peachtree Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	600 feet north of Riley Parkway	Riley Parkway	0.10 ***	25
Pinehurst Drive	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.40	30
Pinemount	PEACHTREE CITY	Golf View	Golf View	0.40	30
Planceer Place	PEACHTREE CITY	Garrett Ridge	Sandown Drive	0.50	30
Plantain Terrace	PEACHTREE CITY	Terrane Ridge	0.70 miles west of Terrane Ridge (dead end)	0.70	25
Plantera Way	PEACHTREE CITY	State Route 54	Terrane Ridge	0.70	25
Pleasance Grove	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.25	30
Presidio Park	PEACHTREE CITY	Battery Way	Van Ness	0.25	30
Prime Point	PEACHTREE CITY	Stevens Entry	State Route 54	0.40	30
Prime Point SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High School</i> 7:30 to 9:00 am 2:30 to 4:30 pm SCHOOL DAYS ONLY	50 feet east of Stevens Entry	50 feet north of State Route 54	0.38	30
Raintree Bend	PEACHTREE CITY	Windgate Road	Southwind Reach	0.50	30
Redwine Road	PEACHTREE CITY	City Limits	City Limits	0.30	45
Redwood Park	PEACHTREE CITY	Summer Place	Cul-de-sac	0.30	30
Regents Park	PEACHTREE CITY	Georgian Park	Regents Square	0.40	30
Revolution Drive	PEACHTREE CITY	Independence Lane	Cul-de-sac	0.30	25
Richmond Circle	PEACHTREE CITY	Franklin Ridge Drive	Franklin Ridge Drive	0.40	25
Riley Parkway	PEACHTREE CITY	Aberdeen Parkway	Flat Creek Road	0.50	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Riley Parkway	PEACHTREE CITY <i>Peachtree Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	Flat Creek	Aberdeen Parkway	0.50	25
Robinson Road	PEACHTREE CITY	State Route 54	Redwine Road	4.80	40
Robinson Road SCHOOL ZONE	PEACHTREE CITY <i>Booth Middle</i> 7:15 to 8:30 am 2:30 to 4:00 pm SCHOOL DAYS ONLY OR WHEN YELLOW LIGHTS FLASHING	616.08 feet North of Woodland Drive	500 feet South of Woodland Drive	0.20	25
Robinson Road SCHOOL ZONE	PEACHTREE CITY <i>Braelinn Elementary</i> Oak Grove Elementary 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	2150 feet south of Crosstown Road	250 feet south of Braelinn Road	1.30	25
Robinson Bend Trail	PEACHTREE CITY	Ebenezer Road	Cul-de-sac	0.30	30
Rockaway Road	PEACHTREE CITY	State Route 74	0.60 miles west of State Route 74 (City Limits)	0.60	45
Rockspray Ridge	PEACHTREE CITY	Log House Road	Cabin Gate	1.00	30
Rolling Green	PEACHTREE CITY	Blue Smoke Trail	Cul-de-sac	0.30	30
Rubicon Road	PEACHTREE CITY	Holly Grove Road	Welton Way	0.30	30
Saltlick Trace	PEACHTREE CITY	Doubletrace Lane	Doubletrace Lane	0.50	30
Sagamore Lane	PEACHTREE CITY	Kedron Drive West	Cul-de-sac	0.25	30
Sandown Drive	PEACHTREE CITY	McIntosh Trail	Planceer Place	0.60	30
Santolina Park	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Sautern Way	PEACHTREE CITY	Chardonay Courts	Cul-de-sac	0.25	30
Sawmill Trace	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.25	30
Senoia Road	PEACHTREE CITY	State Route 74	1.01 miles west of State Route 74 (Tyrone City Limits)	1.01	40
Shadowood Lane	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.50	30
Shakerag Hill	PEACHTREE CITY	State Route 54	Robinson Road	0.25	30
Silver Maple Ct.	PEACHTREE CITY	Iron Oak Drive	Cul-de-sac	0.40	25
Skiff Trace	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.30	30
Smokerise Point	PEACHTREE CITY	City Limits	Dead end	1.00	30
Smokerise Trace	PEACHTREE CITY	Peachtree Parkway	Smokerise Point	1.50	30
Smokey Way	PEACHTREE CITY	Smokerise Trace	Cul-de-sac	0.30	30
Southbridge Pass	PEACHTREE CITY	Westberry Street	Cul-de-sac	0.30	25
South Fairfield Drive	PEACHTREE CITY	East Hill	West Manor	0.50	25
Southern Shore Drive	PEACHTREE CITY	Kedron Drive	Windalier Ridge	0.95	30
Southpark Drive	PEACHTREE CITY	TDK Boulevard	Planterra Ridge	0.60	30
Spear Road	PEACHTREE CITY	Robinson Road	City Limits	0.25	30
Spooner Ridge	PEACHTREE CITY	Kedron Drive	Longer Drive	0.30	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Spruce Pine Circle	PEACHTREE CITY	Mulberry Court	Spruce Pine Circle	0.30	25
St. Albans Way	PEACHTREE CITY	MacDuff Parkway	Cul-de-sac	0.25	25
Stagecoach Road	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.50	30
Stevens Entry	PEACHTREE CITY	State Route 54	Peachtree Parkway	0.50	30
Stevens Entry	PEACHTREE CITY	State Route 54	Bridlepath Lane	0.60	30
Stevens Entry SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High</i> 7:30 to 9:00 am 2:30 to 4:30 pm SCHOOL DAYS ONLY	State Route 54	Peachtree Parkway North	0.45	25
Stonington Drive	PEACHTREE CITY	Peachtree Parkway	Cul-de-sac	0.45	30
Strathmore Lane	PEACHTREE CITY	Ebenezer Road	Cul-de-sac	0.30	30
Summer Brooke	PEACHTREE CITY	Log House Road	Brookwood Drive	0.30	30
Summer Place	PEACHTREE CITY	Redwine Road	0.60 miles west of Redwine Road	0.60	30
Summit Walk	PEACHTREE CITY	Crosstown Drive	Cul-de-sac	0.50	30
Summit Walk SCHOOL ZONE ***	PEACHTREE CITY <i>Oak Grove Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	Crown Point	500 feet north of Crestwood	0.10 ***	25
Sumner Road	PEACHTREE CITY	State Route 54	Brown Road	0.50	30
Sweetgum Road	PEACHTREE CITY	Kelly Drive	Cul-de-sac	0.50	25
Tamerlane	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.40	30
Tapestry Trace	PEACHTREE CITY	Cameron Trail	Cul-de-sac	0.32	30
TDK Boulevard	PEACHTREE CITY	State Route 74	Dividend Drive	0.40	30
Tempest Drive	PEACHTREE CITY	Regents Park	Cul-de-sac	0.25	30
Terrane Ridge	PEACHTREE CITY	Palette Lane	0.25 miles south Crimson Way	1.60	25
Treillage Lane	PEACHTREE CITY	Cameron Trail	Cul-de-sac	0.25	30
Turnbridge Circle	PEACHTREE CITY	St. Albans Way	St. Albans Way	0.50	25
Twin Bridge	PEACHTREE CITY	Aster Ridge	Cul-de-sac	0.30	30
Vanderwall	PEACHTREE CITY	Stonington Drive	Haddington Lane	0.25	30
Valley View	PEACHTREE CITY	Braelinn Green	Cul-de-sac	0.40	30
Van Ness	PEACHTREE CITY	Battery Way	Cul-de-sac	0.25	30
Walnut Grove	PEACHTREE CITY	Pinegate Road	Kedron Drive	1.00	30
Watermark Drive	PEACHTREE CITY	Brookings Lane	Peninsula Drive	0.25	30
Walt Banks Road	PEACHTREE CITY	State Route 54	Cul-de-sac	1.05	30
Walt Banks Road SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High</i> 7:30 to 9:00 am 2:30 to 4:30 pm SCHOOL DAYS ONLY	250 feet west of Peachtree Parkway	100 feet west of State Route 54	0.50	25
Waterwood Bend	PEACHTREE CITY	Peachtree Parkway	Peachtree Parkway	0.90	30
Welton Way	PEACHTREE CITY	Kenton Place	Cul-de-sac	0.40	30
Wensley Corner	PEACHTREE CITY	Hampton Green	Cul-de-sac	0.25	30
Westberry Street	PEACHTREE CITY	MacDuff Parkway	Cul-de-sac	0.40	25
West Park Drive	PEACHTREE CITY	State Route 74	Commerce Drive	0.50	30

ROAD NAME	WITHIN THE CITY / TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Wheatleigh Lane	PEACHTREE CITY	Crosstown Drive	Chestnut Field	0.30	30
Wheatleigh Curve	PEACHTREE CITY	Chestnut Field	Chestnut Field	0.30	30
White Oak Trail	PEACHTREE CITY	Parkway Drive	Cul-de-sac	0.25	30
White Springs Lane	PEACHTREE CITY	Smokerise Point	Cul-de-sac	0.35	30
Willow Road	PEACHTREE CITY	Willowbend Road	State Route 74	0.50	30
Willowbend Road	PEACHTREE CITY	State Route 54	State Route 54	0.40	30
Windgate Road	PEACHTREE CITY	Robinson Road	Peachtree Parkway	0.90	30
Windalier Ridge	PEACHTREE CITY	Blue Smoke Trace	Trillium Reach	0.40	30
Wisdom Road	PEACHTREE CITY	State Route 74	Riley Parkway	0.70	30
Wisdom Road SCHOOL ZONE	PEACHTREE CITY <i>Peachtree Elementary</i> 7:00 to 8:00 am 2:00 to 3:30 pm SCHOOL DAYS ONLY	Riley Parkway	200 feet east of Preston Chase	0.40	25
Wood Ridge	PEACHTREE CITY	Braelinn Green	Fen Way	0.40	30
Woodruff Way	PEACHTREE CITY	Robinson Road	Rose Down Trace	0.40	30
Wynnmeade Parkway	PEACHTREE CITY	State Route 54	MacDuff Parkway	1.80	30
Yarborough Drive	PEACHTREE CITY	Dumbarton Lane	Cul-de-sac	0.55	30

***Indicates for signing purposes only.

SCHOOL ZONES ARE EFFECTIVE

A.M. from 30 minutes prior to commencement time to 30 minutes after commencement time

—
SCHOOL DAYS ONLY.

P.M. from 30 minutes prior to dismissal time to 30 minutes after dismissal time —
SCHOOL DAYS ONLY.

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

Mayor

Council Member

Council Member

Sworn and Subscribed before me
This _____ day of _____, _____.

Council Member

Council Member

Council Member

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Angela Egan, Purchasing Agent 11/29/2023
Paul Salvatore, Finance Director 11/29/2023
Justin Strickland, Assistant City Manager 11/30/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Replacement of Isuzu NPR Flatbed Vehicle (Sign Shop)

Recommendation:

Approve the purchase of an Isuzu NPR-HD truck chassis, including refurbishing the existing bed, from Rush Truck Centers of Smyrna for \$62,748.00.

Discussion:

The Sign Shop's current truck is also an Isuzu NPR, and the bed that's on it is a custom made set-up for the work they do. Staying with the same style truck chassis will allow us to move the current bed to the new truck and save money on that process. Southtowne Chevrolet would have to order a chassis the size we need and it would be 9 months to a year or more if ordered. Rush Truck Centers has the size truck we need in stock right now and has an arrangement with a local shop to do the bed swap and it will be prepped and repainted in the process. The price quoted is competitive in the current market.

Budget Impact:

Sufficient funds are budgeted in the 2024 Capital Improvement Program.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Angela Egan, Purchasing Agent 11/30/2023
Paul Salvatore, Finance Director 12/1/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Replacement of F250 Vehicle (Grounds)

Recommendation:

Approve the purchase of a F250 Super Duty Pickup Truck from Allan Vigil Ford for the Grounds Dept. for \$43,635.00.

Discussion:

This is a budgeted CIP item, and Allan Vigil Ford has the state contract for Super Duty pickup trucks for 2024.

Budget Impact:

Sufficient funds are budgeted within the FY 2024 CIP budget.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Angela Egan, Purchasing Agent 11/29/2023
Paul Salvatore, Finance Director 11/29/2023
Justin Strickland, Assistant City Manager 11/30/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Replacement of 750 Dump Truck (2023 SPLOST)

Recommendation:

Approve the purchase of a Mack MD7 truck with a Tebco Dump Bed from Nextran Truck Centers for a total of \$133,665.00.

Discussion:

Staff has been pleased with the Mack / Tebco Dump Truck that we purchased earlier this year. The Mack time-frame for chassis production still appears to be quicker than industry average. Orders submitted with Mack have an expected five-month lead-time when many companies are currently saying 9 months to a year plus. At this point, for consistency of product for users, mechanics, and parts stock, we would prefer to migrate our medium duty dump trucks to the Mack line as they come due for replacement.

Budget Impact:

The 2023 SPLOST set aside \$115,000 for this item based on historical pricing data. The quoted price of \$133,665.00 is higher than budgeted, but the difference will be made up from the contingency funds in the 2023 SPLOST budget.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Angela Egan, Purchasing Agent 11/30/2023
Paul Salvatore, Finance Director 11/30/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: Purchase of an Asphalt Spreader(2023 SPLOST)

Recommendation:

Approve the purchase of a LeeBoy 8500E Asphalt Spreader from Reynolds-Warren Equipment Co. for a total of \$206,282.20.

Discussion:

Public Works has used LeeBoy Paver/Spreaders exclusively since 2011. We have two model 8500 spreaders in the fleet now which staff is pleased with, so to maintain consistency with equipment use, maintenance, and parts, we prefer to continue with the same make and model going forward. Reynolds-Warren has an available unit in stock now, and we shouldn't have to wait for another build and delivery, which would likely move it into the spring of 2024. Reynolds-Warren has the exclusive state contract/Sourcwell pricing for this spreader.

Budget Impact:

Sufficient funds are available in the 2023 SPLOST. The 2023 SPLOST estimated at \$210,000.00 for the purchase of the asphalt spreader.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 11/29/2023
Justin Strickland, Assistant City Manager 11/30/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: 11-23-03 Variance request for 100 Huddleston Road, sign height for Caliber Car Wash

Recommendation:

Should Council approve the request, staff has no conditions of approval to recommend.

Discussion:

The Applicant is requesting relief in the form of a variance from the maximum sign height [Section 66-16(3) and 66-20(b)], which states that no sign in the City shall exceed 5 feet in height. The Applicant requests to construct a monument sign that will be 26 feet in height.

The subject property has property frontage on both Huddleston Road and Highway 54 West. Double-fronted lots are permitted to have two (2) monument signs, one for each road frontage. The site currently has one monument sign at the car wash entrance on Huddleston Road. The lot is at-grade with Huddleston Road, and about 18 feet below the grade of Highway 54 W.

As part of the application, the Applicant has included a justification narrative, site plan showing the proposed sign location, sign plans showing the proposed sign in relation to the Highway 54 right-of-way property line, and photo simulations of what the sign would look like from Highway 54.

Variance Criteria

Variance criteria for signs are different than other variance criteria. Per Section 66-25 of the Signs Ordinance, city council may grant a variance only upon finding a hardship as defined below:

- a. Where visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, buildings, or structures on a different lot; and

- b. Placement of the sign elsewhere on the lot would not remedy the visual obstruction; and
- c. Such visibility obstruction was not created by the owner of the subject property; and
- d. The variance proposed would not create a safety hazard to vehicular traffic or pedestrians as determined by the city engineer.

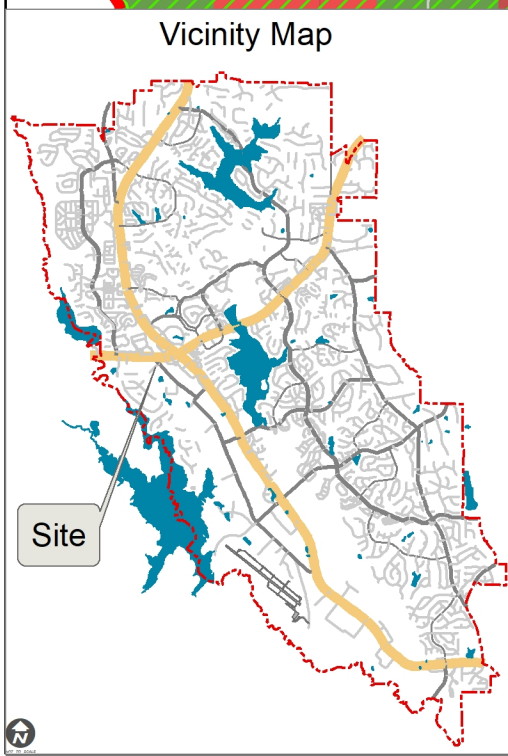
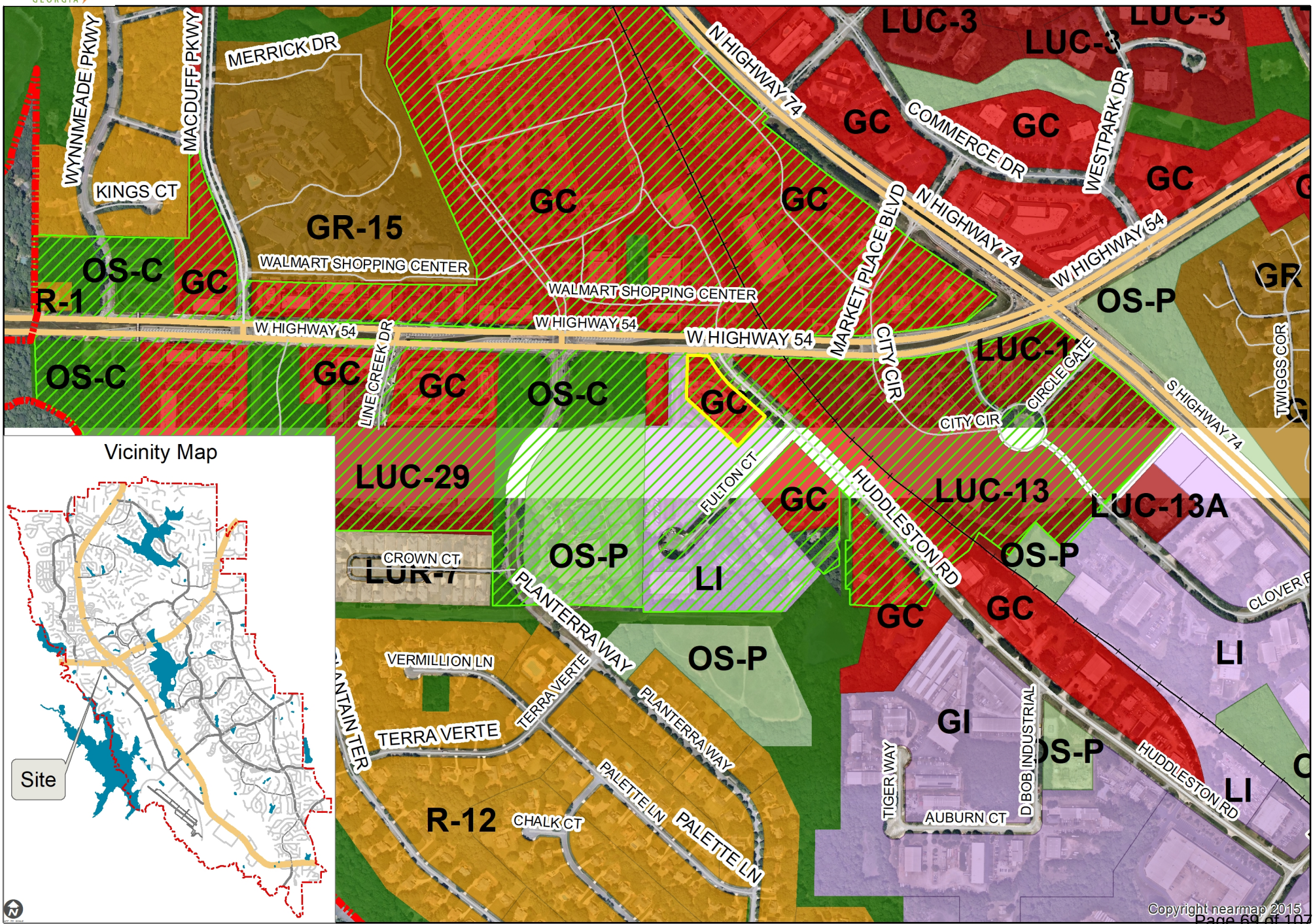
The ordinance continues that, “variances shall be limited to the minimum relief necessary to overcome the hardship, and no variances shall be granted to allow a greater number of signs than would be allowed if the hardship did not exist.”

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

- 1. Zoning Map
- 2. Applicant Narrative
- 3. Sign Plans and Photo Simulations



APPLICANT NARRATIVE

VARIANCE CRITERIA

The variance is needed due to the slope of the land coming from Hwy. 54 onto the owner's property, which is 18 feet below the grade of Hwy. 54. As such, the criterion found in Section (b) is met. Please note that Section (a) is not applicable to the requested variance.

(b) "Where visibility of a conforming sign from the proposed street and within 50 feet of the proposed sign would be substantially impaired by ... natural features."

- The owner's property is situated such that it is 18 feet below the grade of Hwy. 54.

(c) "Placement of the sign elsewhere on the lot would not remedy the visual obstruction."

- The owner's lot lies approximately 18 feet below the grade of Hwy. 54 for the entire length of the property. Moving it anywhere along the property along Hwy. 54 does not remedy the visual obstruction.

(d) "Such visibility obstruction was not created by the owner of the subject property."

- The owner did not cause the grade of its property to be lower than Hwy. 54.

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

- The owner believes the city engineer will agree that the requested variance to increase the height of the sign so that the top of the sign is 5 feet above the grade of Hwy. 54 will not pose any safety hazard and will simply place this sign along the same visual plane as other signs located throughout the city.

PHOTO SIMULATIONS FROM HWY 54

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Management Company
N/A

Property Name & Address
Caliber Car Wash
100 Huddleston Rd
Peachtree City, GA 30269

Opportunity Number
58662

DeNyse Representative
Nick Shepherd

Designer
Jesse Black

Date
07.13.2023

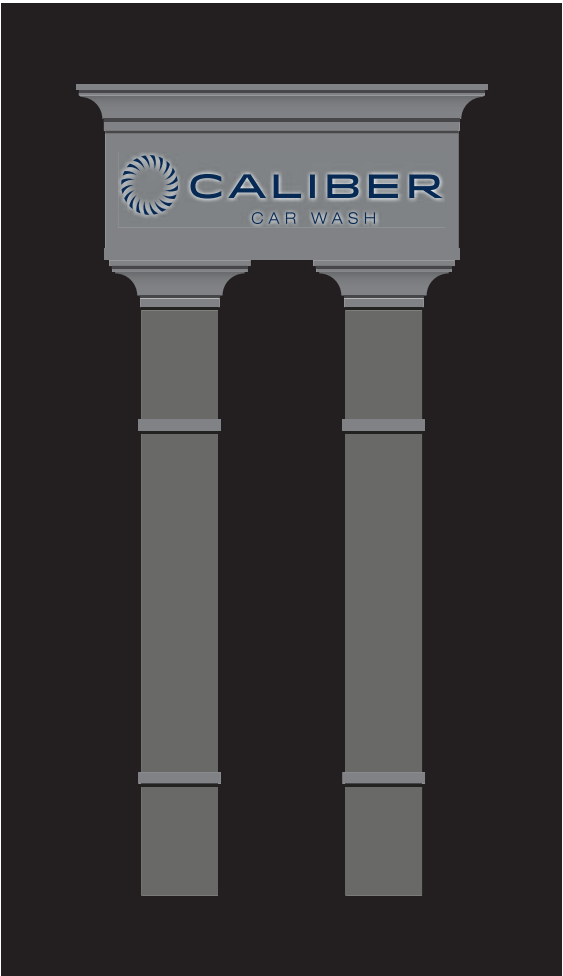
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	08.17.2023 ns
	08.29.2023 ns
	09.07.2023 ns

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- ☐ Concept
- ☒ Preliminary
- ☐ Production



Proposed Conditions
NOTE: ARTISTIC REPRESENTATION ONLY



Illuminated Render



Perspective View from Floy Farr Parkway
NOTE: ARTISTIC REPRESENTATION ONLY



Perspective View from Floy Farr Parkway
NOTE: ARTISTIC REPRESENTATION ONLY



Scale
Not to Scale



Customer Signature Required

SITE PLAN

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Management Company
N/A

Property Name & Address
Caliber Car Wash
100 Huddleston Rd
Peachtree City, GA 30269

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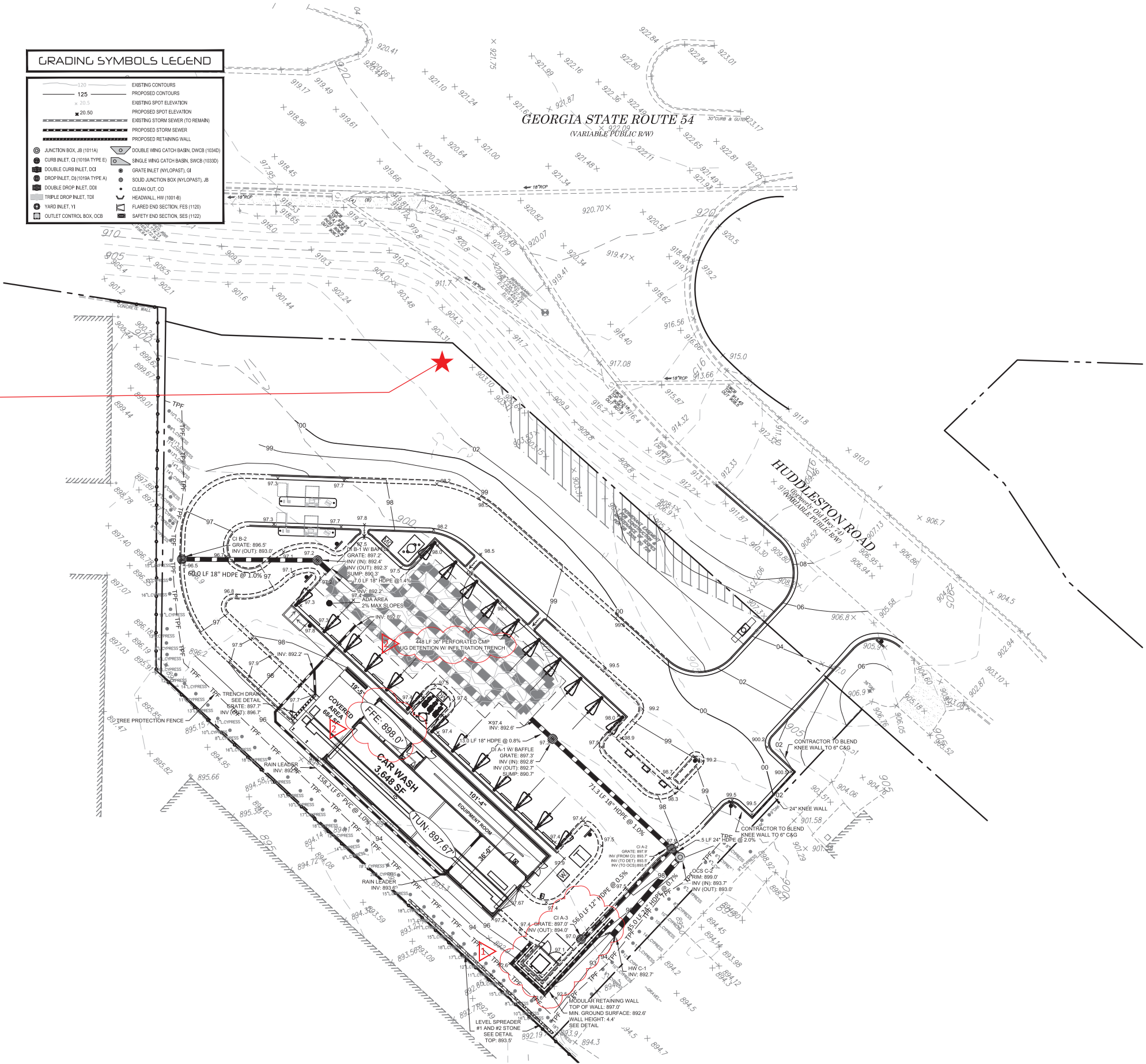
Filepath
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- Concept
- Preliminary
- Production

Scale
Not to Scale

Customer Signature Required

Monument Location
at 18ft below street level



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 11/29/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: 12-23-01 Rezoning for 1102 MacDuff Parkway from AR Agriculture Reserve to LUR Limited Use Residential

Recommendation:

Please find a list of recommended conditions at the end of the memo.

Discussion:

Brent Holdings, the Applicant, is requesting the rezoning of about 11 acres from AR Agricultural Reserve to LUR Limited Use Residential. The subject property is located at 1102 MacDuff Parkway and was recently de-annexed from Tyrone and annexed into Peachtree City by the Georgia State Legislature. The 11-acre tract is triangular-shaped and bound to the northeast by the CSX railroad, to the west by the Cresswind subdivision, and to the south by the undeveloped townhome subdivision. The property is currently undeveloped.

The proposal is for 43 townhomes, connecting to the approved townhome development to the south, called Collier Hills. A copy of the proposed development is attached to this memo. The proposed development consists of a central road lined with townhomes. A children's playground is found in the greenspace located in the road bend on the southern portion of the property.

The zoning conditions placed on the Collier Hills townhome subdivision to the south are carried onto the proposed development, as well. A 100-foot buffer is provided along the western property line adjacent to the Cresswind subdivision, which also has a 50-foot buffer along this shared property line, thereby resulting in a minimum 150-foot buffer between the rear property lines of the Cresswind lots and the proposed townhomes. A 50-foot undisturbed buffer is shown along the eastern property line adjacent to the railroad right-of-way.

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

Because the property was annexed into the City after the adoption of the 2022 Comprehensive Plan Update, it is not included in the Future Land Use Map. The property to the west and south are both planned for Single Family Cluster (SFC), which is defined as lots smaller than ¼ acre and attached homes with 3 to 6 units per acre.

The Single Family Cluster (SFC) designation was created in the 1995 Comprehensive Plan and was defined with a maximum density not to exceed 12 dwelling units per acre. The 2002 Comprehensive Plan Update continued the SFC category and definition.

The 2007 Comprehensive Plan Update was never completed due to the State updating the minimum standards of Comprehensive Plans during this period. No Comprehensive Plan or Future Land Use map was adopted again by the City until the 2017 Comprehensive Plan. Here, the SFC category was re-defined to lower the permitted density, stating “this category consists of 3 to 6 units per acre, including cluster homes, duplexes and multi-family homes.”

The 2022 Comprehensive Plan continued this lower-density definition, permitting only “lots smaller than 1/4 acre and some attached style homes with 3 to 6 units per acre.” At a density of 3.9 units per acre, the proposed zoning meets the SFC standards.

Other Comprehensive Plan policies that apply to the proposal include:

Offset dense residential development with greenbelts, parks, and civic plazas

- The proposal sets aside over half of the total property in open space. The proposed 100-foot buffer along the Cresswind subdivision (combined with the existing 50-foot buffer on the Cresswind side of the shared property line) provides an adequate buffer between the two housing density types. A zoning

condition to replant the 100-foot buffer is recommended by staff to ensure a natural greenbelt condition after the development of the townhomes.

Encourage the use of high quality building materials to reduce long-term maintenance liability.

- Staff recommends a condition to require that 100% of the building fronts consist of brick or stone to satisfy this Comprehensive Plan policy.

Encourage housing to include ‘aging in place’ elements such as accessible design, bedroom suites on ground levels, and caretaker suites.

- Typical townhome plans do not include ground level bedroom suites or other accessible designs. Staff recommends a zoning condition that at least 50% of the home designs include either a ground-level bedroom, a ground-level flex room, or an elevator to accomplish this Comprehensive Plan policy.

Planning Commission Action

The Planning Commission held their public hearing on November 27. At the meeting, attendees voiced concern over:

- loss of existing trees on the property,
- additional traffic added to MacDuff Parkway,
- potential impacts on the proposed homes if a train derailed,
- potential impacts on the proposed homes from vibration caused by passing trains,
- loss of privacy for Cresswind homes,
- desire to not use pines when replanting the buffer,
- stormwater runoff, and
- the maximum height of the proposed homes, among other issues.

The applicant’s representative confirmed that the homes’ average size would be about 2,200 square feet, and they would be 35 feet or shorter. They supported the staff recommended conditions except for the 100% brick or stone façade requirement. They requested that the condition be reworded to require various alternating façade designs consisting of a combination of brick, stone, and cementitious siding to prevent monotonous design.

The Planning Commissioners discussion indicated:

- a desire for a specimen tree survey of the property,
- requiring sidewalks on both sides of the internal road,
- adding at least 1 guest parking space per 10 units (about 7 guest parking spaces),

- and replanting the site with trees after the development.

In the end, the Planning Commission voted unanimously to recommend denial of the request, stating that they thought there should be fewer units, that the density should step down toward the city's edge, and that the proposed density is more appropriate near a Village Center.

Recommendation

Should the City Council approve the rezoning request, staff recommends the following conditions:

- The property shall develop in conformance with the proposed master plan. Any substantive change to this plan or any of the conditions of the rezoning shall require a new rezoning action.
- The maximum number of dwelling units shall be 43.
- At least 50% of the home designs shall include either a ground-level bedroom, a ground-level flex room, or a space for an elevator.
- The minimum front building setback is 25 feet from the back of sidewalk or back of pavement. There shall be at least a 20-foot separation between buildings.
- Each unit shall have provided at least two paved parking spaces, at least one of these shall be within a fully enclosed garage.
- An additional guest parking space shall be provided on site at a rate of 1 space per 10 units.
- A combination of alternating facades shall be used to avoid a monotonous design. Building materials shall consist of brick, stone, and cementitious siding. Each side elevation shall include windows, and shall include similar architectural detailing as used on the front elevation.
- A minimum 50-foot undisturbed buffer shall be provided along the railroad right-of-way. A privacy fence shall be constructed along the edge of the railroad right-of-way, and evergreen plantings shall be added to the buffer where existing trees are sparse.
- A 100-foot landscaping buffer shall be provided along the western property line. This buffer shall be enhanced with a variety of evergreen plantings to create a visual buffer. A landscape plan for this buffer shall be reviewed and approved by the Planning Department.
- At least two canopy trees shall be provided for each unit meeting the standards of the city's land development ordinance. In the case where no yard is incorporated in the lot, the required trees shall be planted on an adjacent or nearby open space that is not included in the required buffers.
- Internal streets shall be built to city standards with regards to compaction, subgrade, pavement, and other requirements as deemed by the city engineer.
- Sidewalks shall be provided on both sides of the internal road.
- All internal streets, sidewalks, parks, amenities, and landscaping shall be the responsibility of the home owner's association.

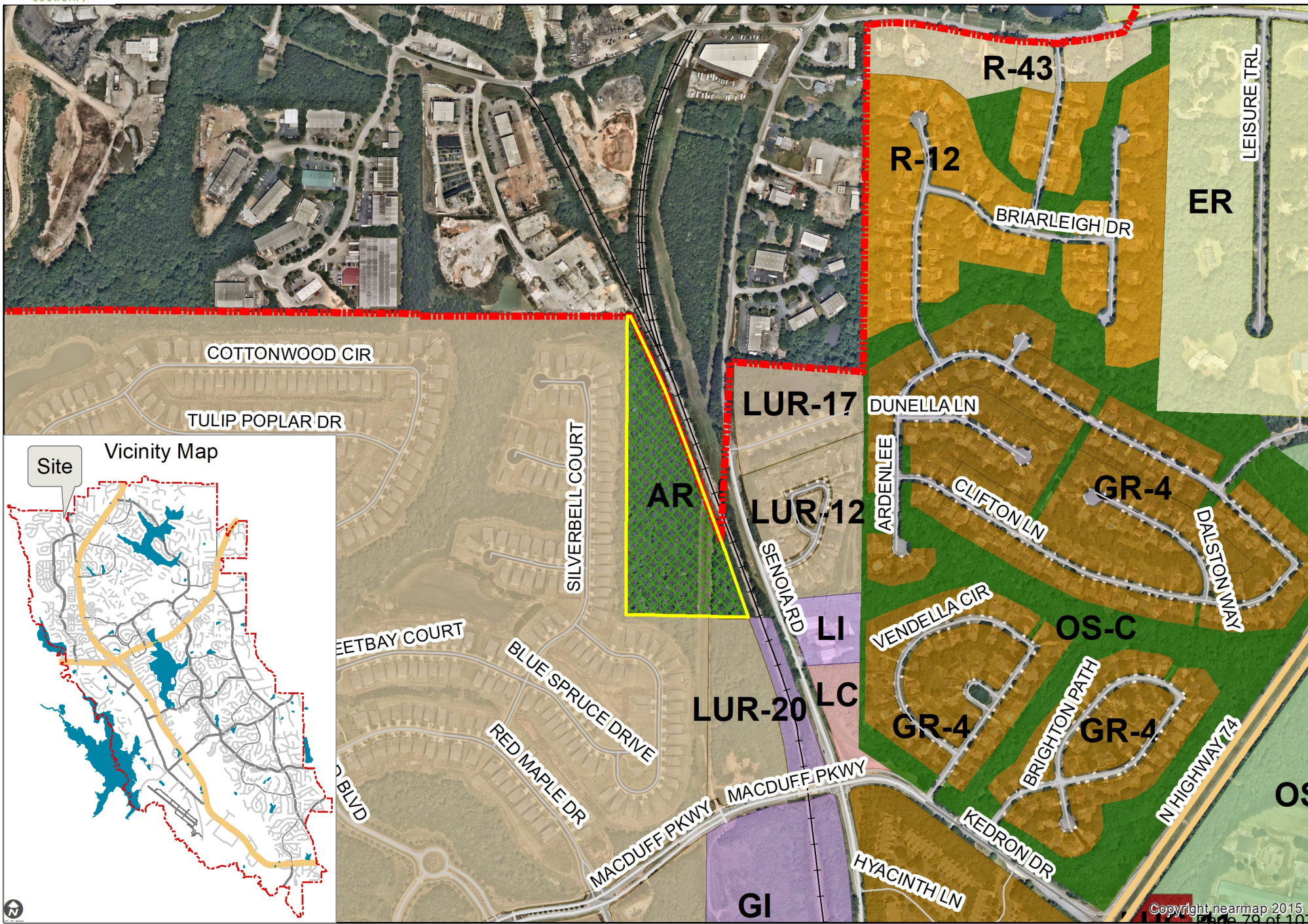
- A statement addressing the proximity of the development to the CSX railroad shall be placed on the final plat for the overall development.
- A specimen tree survey shall be performed on the property and submitted to the City for review. Specimen trees shall be retained to the greatest extent possible, and additional tree protection shall be required during development.

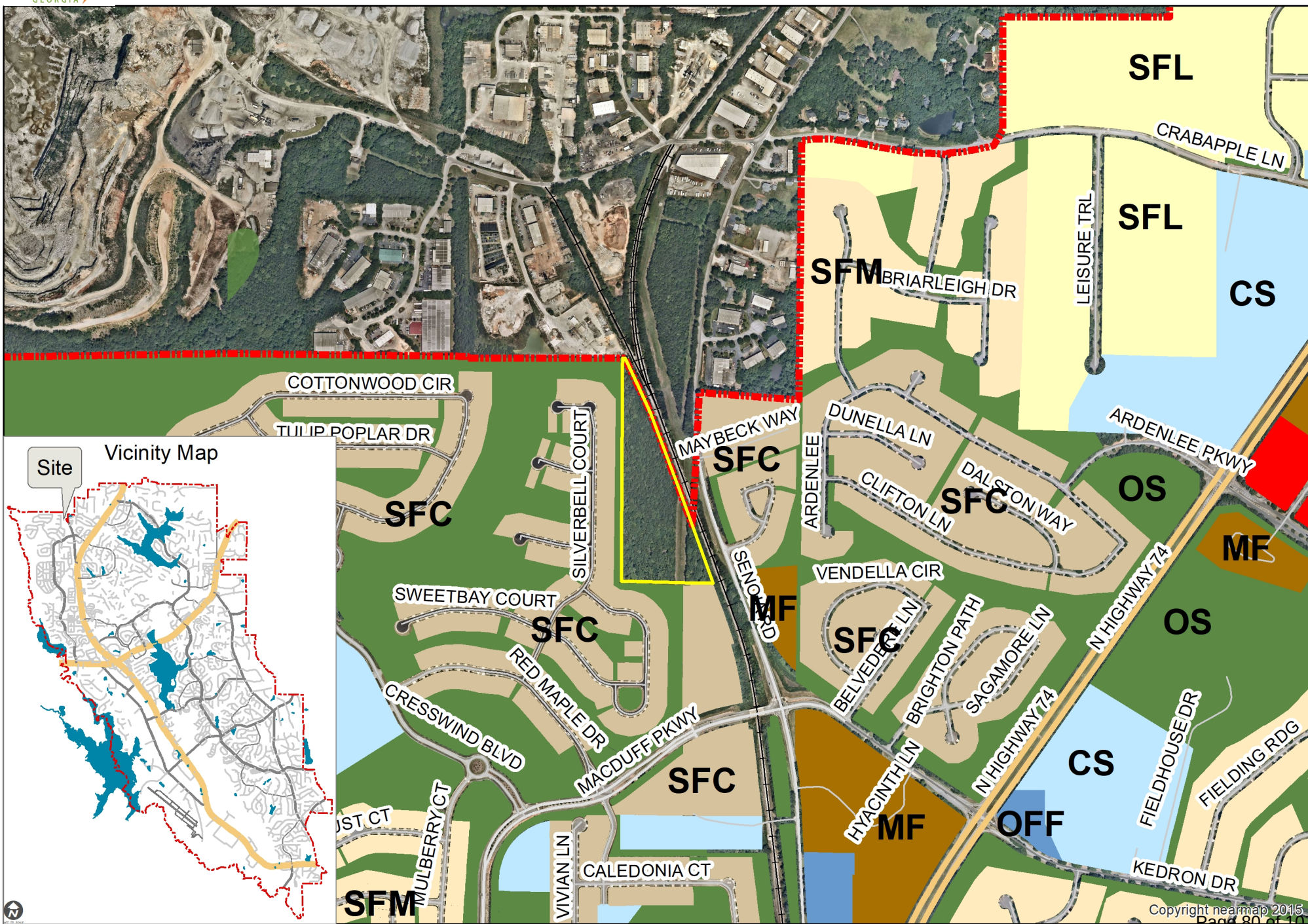
Budget Impact:

The proposed value of the townhomes given by the applicant at the public hearing was in the mid \$400,000 price point. The value of an average dwelling unit in the City necessary to recoup the cost of providing all public services to it is about \$571,000. However, because the roads and landscaping will remain the responsibility of the homeowner's association, there are no long-term public costs for this infrastructure.

Attachments:

1. Zoning Map
2. Future Land Use Map
3. Conceptual Site Plan





Drawing name: C:\Users\JOSHUA~1\MUR\ApData\Local\Temp\ApPublic_2666350009 - 06 - SITE.dwg C:\0 Oct 12, 2023 3:28pm by joshua.mura

PARCEL AREA TABLE				
PARCEL NO.	AREA(SF)	ACREAGE (AC)	LENGTHS (FT)	BEARINGS
31	1200.00 Sq. Ft.	0.03 AC	50.000	S00° 39' 29.99"W
			24.000	N89° 20' 30.01"W
			50.000	N00° 39' 29.99"E
			24.000	S89° 20' 30.01"E
32	1200.00 Sq. Ft.	0.03 AC	50.000	S00° 39' 29.99"W
			24.000	N89° 20' 30.01"W
			50.000	N00° 39' 29.99"E
			24.000	S89° 20' 30.01"E
33	1200.00 Sq. Ft.	0.03 AC	50.000	S00° 39' 29.99"W
			24.000	N89° 20' 30.01"W
			50.000	N00° 39' 29.99"E
			24.000	S89° 20' 30.01"E
34	1200.00 Sq. Ft.	0.03 AC	50.000	N00° 39' 29.99"E
			24.000	S89° 20' 30.01"E
			50.000	S00° 39' 29.99"W
			24.000	N89° 20' 30.01"W
35	1200.00 Sq. Ft.	0.03 AC	50.000	N00° 39' 29.99"E
			24.000	S89° 20' 30.01"E
			50.000	S00° 39' 29.99"W
			24.000	N89° 20' 30.01"W
36	1200.00 Sq. Ft.	0.03 AC	50.000	N00° 39' 29.99"E
			24.000	S89° 20' 30.01"E
			50.000	S00° 39' 29.99"W
			24.000	N89° 20' 30.01"W
37	1200.00 Sq. Ft.	0.03 AC	24.000	N30° 37' 36.87"W
			50.000	N59° 22' 23.13"E
			24.000	S30° 37' 36.87"E
			50.000	S59° 22' 23.13"W
38	1200.00 Sq. Ft.	0.03 AC	24.000	N30° 37' 36.87"W
			50.000	N59° 22' 23.13"E
			24.000	S30° 37' 36.87"E
			50.000	S59° 22' 23.13"W
39	1200.00 Sq. Ft.	0.03 AC	24.000	N30° 37' 36.87"W
			50.000	N59° 22' 23.13"E
			24.000	S30° 37' 36.87"E
			50.000	S59° 22' 23.13"W
40	1200.00 Sq. Ft.	0.03 AC	24.000	N30° 37' 36.87"W
			50.000	N59° 22' 23.13"E
			24.000	S30° 37' 36.87"E
			50.000	S59° 22' 23.13"W
41	1200.00 Sq. Ft.	0.03 AC	50.000	N89° 20' 30.01"W
			24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
42	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
43	1200.00 Sq. Ft.	0.03 AC	50.000	N89° 20' 30.01"W
			24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
44	1200.00 Sq. Ft.	0.03 AC	50.000	N89° 20' 30.01"W
			24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
45	1200.00 Sq. Ft.	0.03 AC	50.000	N89° 20' 30.01"W
			24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
46	1200.00 Sq. Ft.	0.03 AC	50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
			24.000	N00° 39' 29.99"E
47	1200.00 Sq. Ft.	0.03 AC	50.000	N89° 20' 30.01"W
			24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
48	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
49	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
50	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
51	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
52	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W

PARCEL AREA TABLE				
PARCEL NO.	AREA(SF)	ACREAGE (AC)	LENGTHS (FT)	BEARINGS
53	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
54	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
55	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
56	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
57	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
58	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
59	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
60	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
61	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
62	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
63	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
64	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
65	1200.00 Sq. Ft.	0.03 AC	50.000	N89° 20' 30.01"W
			24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
66	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
67	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
68	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
69	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
70	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
71	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
72	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W
73	1200.00 Sq. Ft.	0.03 AC	24.000	N00° 39' 29.99"E
			50.000	S89° 20' 30.01"E
			24.000	S00° 39' 29.99"W
			50.000	N89° 20' 30.01"W

GENERAL SITE NOTES

1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.

2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.

3) BOUNDARY & TOPOGRAPHIC SURVEY BY BLANK, DATED BLANK. BENCHMARK IS NOTED ON SURVEY.

4) FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13113C0078E & 13113C0086E, DATED 09.26.2008.

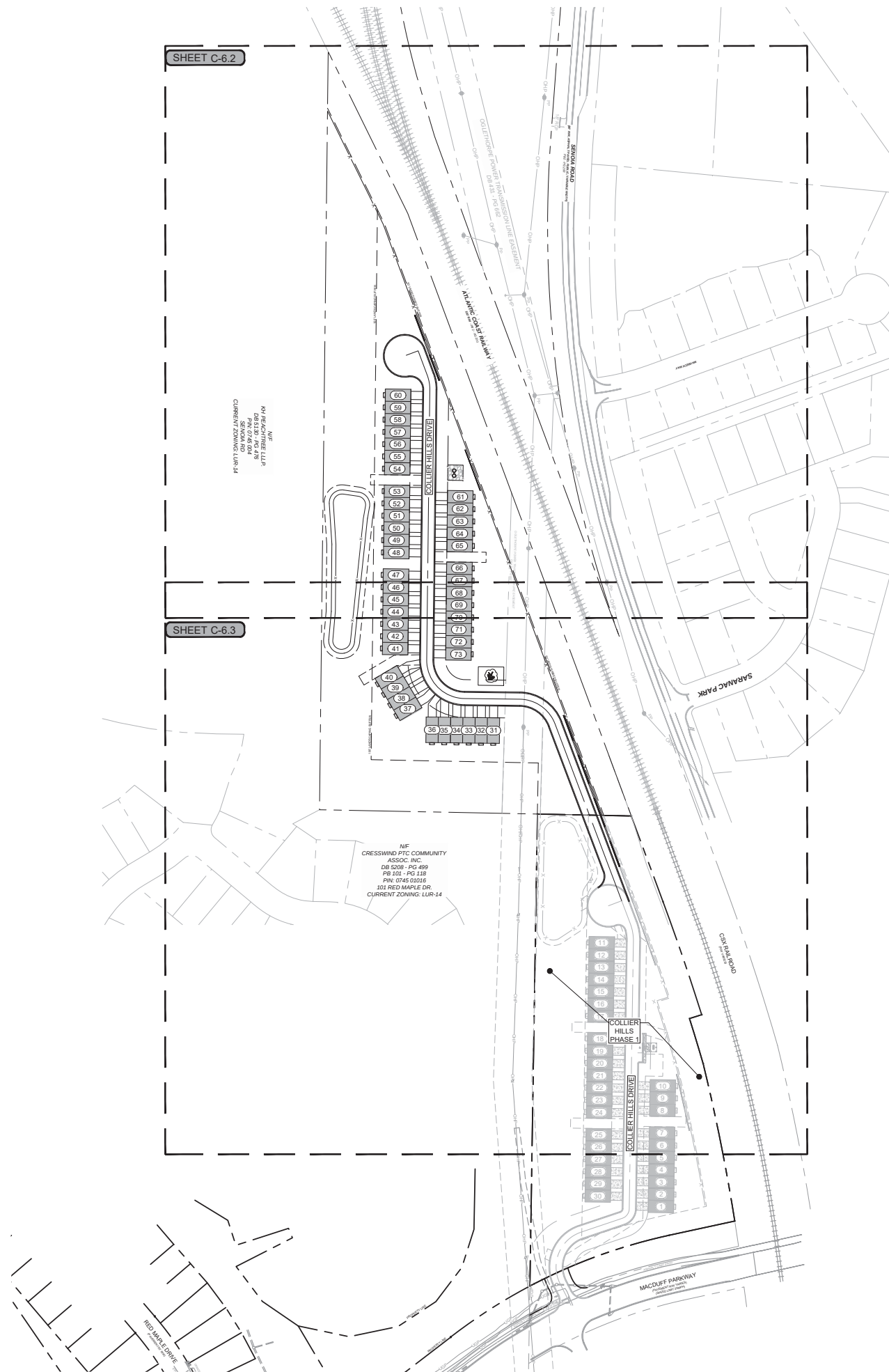
5) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.

6) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.

7) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURBS AND GUTTER AND PAVEMENT TIE-INS AND GRADING.

8) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.

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SITE SUMMARY

SITE AREA	
SITE AREA:	10.928 ACRES
TOTAL NUMBER OF LOTS:	32
PROPOSED OPEN SPACE:	77.41% (8.46 AC)
ACREAGE IN CONDO-STYLE LOTS:	11.35% (1.24 AC)
ZONING CLASSIFICATION	
PROPOSED JURISDICTION:	CITY OF PEACHTREE CITY
PROPOSED ZONING:	LUR
BUILDING SETBACKS	
MINIMUM FRONT SETBACK FROM EDGE OF PAVEMENT (PER ZONING LUR-20 CONDITIONS):	25'
BUILDING SEPARATION	20'
TOWNHOME FLOORPLAN	
TYPICAL FOOTPRINT:	24'x50' (1,200 SF.)
TYPICAL CONDO-STYLE LOT	
TYPICAL SIZE:	24'x50' (1,200 SF.)
PARKING	
TOTAL GUEST PARKING PROVIDED:	3 SPACES (PHASE 1)
COLLIER HILLS DRIVE (PRIVATE ROAD)	
PROPOSED PAVEMENT WIDTH	24' EOP-EOP
PRIVATE ACCESS AND UTILITY EASEMENT	28' WIDE
TOTAL LENGTH OF STREET	2,183 LF

NOTES

DUE TO EXISTING HARDSHIPS OF THE ATLANTIC COAST RAILWAY LOCATED ALONG THE EASTERN PROPERTY LINE AND THE CRESSWIND SUBDIVISION LOCATED ALONG THE WESTERN PROPERTY LINE WITH NO POSSIBLE STUB OUT CONNECTION POINTS AVAILABLE TO CONNECT TO, THE PROPOSED PRIVATE DRIVE IS LONGER THAN THE ALLOWABLE 1,200 FT LENGTH PER SEC. 721 OF THE PEACHTREE CITY CODE OF ORDINANCES.

PREPARED IN THE OFFICE OF:



© 2023 GASKINS + LECRAW, INC
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
FAX - 770.424.7593
www.gaskinslecrew.com
PEF008127

REVISIONS:

[illegible]

CLIENT
BRENT HOLDINGS, LLC

PROJECT

COLLIER HILLS - PHASE 2
MACDUFF PKWY AND SENOIA RD

LAND LOT 155, 7TH DISTRICT
PEACHTREE CITY, FAYETTE COUNTY, GA

SEAL:

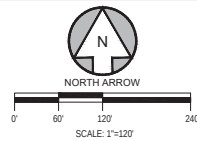


CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



SURVEY INFO:

DRAWN BY:	CSC
DESIGNED BY:	CSC
REVIEWED BY:	JSW
JOB #:	350003
DATE:	10/12/2023

OVERALL SITE PLAN

[illegible]

CLIENT
BRENT HOLDINGS, LLC
270 N JEFF DAVIS DR.
FAYETTEVILLE, GEORGIA 30214
PROJECT
COLLIER HILLS - PHASE 2
MACDOUFF PKWY AND SENOIA RD
LAND LOT 155, 7TH DISTRICT
PEACHTREE CITY, FAYETTE COUNTY, GA



SCALE & NORTH ARROW:



SITE PLAN

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1	24" CURB & GUTTER, SEE SHEET C-13.3 FOR DETAIL
2	PROPOSED 20" STORM EASEMENT
3	HEAVY DUTY PAVEMENT, SEE SHEET C-13.0 FOR PAVEMENT SPECIFICATIONS
4	20" STORMWATER MANAGEMENT FACILITY ACCESS & MAINTENANCE EASEMENT
5	5' TALL CHAINLINK FENCE AROUND POND WITH(2) 8' DOUBLE GATES AT ACCESS DRIVE
6	PLAYGROUND AREA (DESIGNED AND PERMITTED BY OTHERS)
7	LIFT STATION AREA (DESIGNED BY OTHERS)
8	EXISTING POWER POLE TO BE PROTECTED DURING CONSTRUCTION
9	EXISTING WOODED AREA TO REMAIN
10	25' FRONT BUILDING SETBACKLINE PER LUR-20 ZONING CONDITIONS
11	CONNECT TO EXISTING CURB

DUE TO EXISTING HARDSHPS OF THE ATLANTIC COAST RAILWAY LOCATED ALONG THE EASTERN PROPERTY LINE AND THE CRESSWIND SUBDIVISION LOCATED ALONG THE WESTERN PROPERTY LINE WITH NO POSSIBLE STUB OUT CONNECTION POINTS AVAILABLE TO CONNECT TO, THE PROPOSED PRIVATE DRIVE IS LONGER THAN THE ALLOWABLE 1,200 FT LENGTH PER SEC. 72.01 OF THE PEACHTREE CITY CODE OF ORDINANCES.

C-6.2
Page 83 of 107



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[illegible]

CLIENT
BRENT HOLDINGS, LLC
270 N. JEFF DAVIS DR.
FAYETTEVILLE, GEORGIA 30214
PROJECT

COLLIER HILLS - PHASE 2
MACDUFF PKWY AND SENOIA RD
LAND LOT 155, 7TH DISTRICT
PEACHTREE CITY, FAYETTE COUNTY, GA



SCALE & NORTH ARROW:



SITE PLAN

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 11/29/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: 12-23-02 Variance request for 319 Sandalin Lane for existing rear setback encroachment

Recommendation:

Staff does not have any recommended conditions if City Council approves this variance.

Discussion:

The Applicant is requesting relief in the form of a variance from the rear setback requirement of 30 feet [Section 1001.4(i) of the Zoning Ordinance]. They are requesting to re-build an existing deck that encroaches 1.2 feet into the 30-foot setback.

A variance was granted to this property in 2000 for the construction of a sunroom. While the deck does not encroach further into the setback than the sunroom, legal review of the 2000 variance determined that the encroachment was only granted for the sunroom. Therefore, some type of additional relief is needed for the deck.

As part of the application, the applicant has included a site plan and letters of support from 3 of their 4 neighbors (75%).

Variance Consideration

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

1. 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
2. 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:

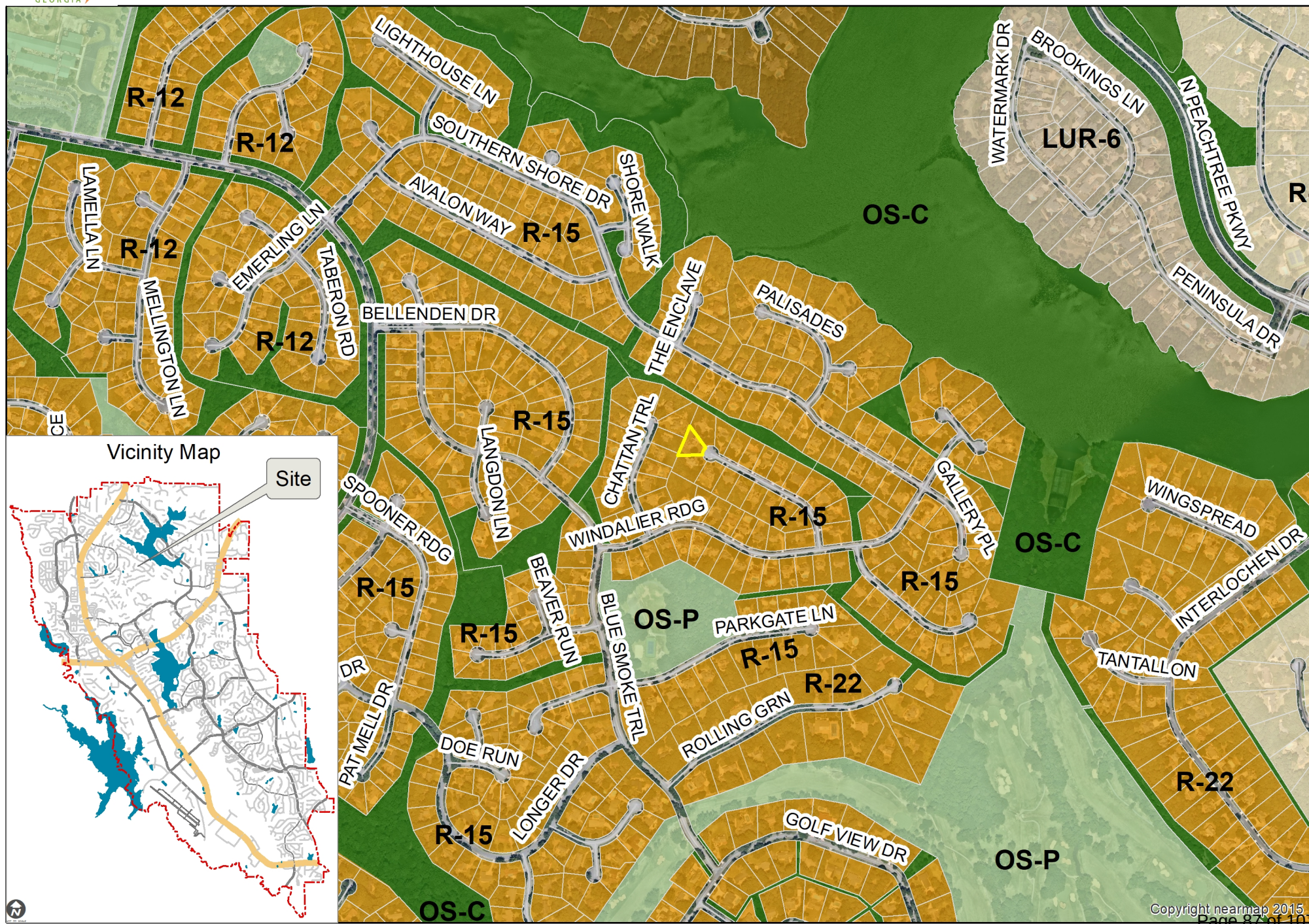
- a. There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;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

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Zoning Map
2. Site Plan
3. Letters of Support



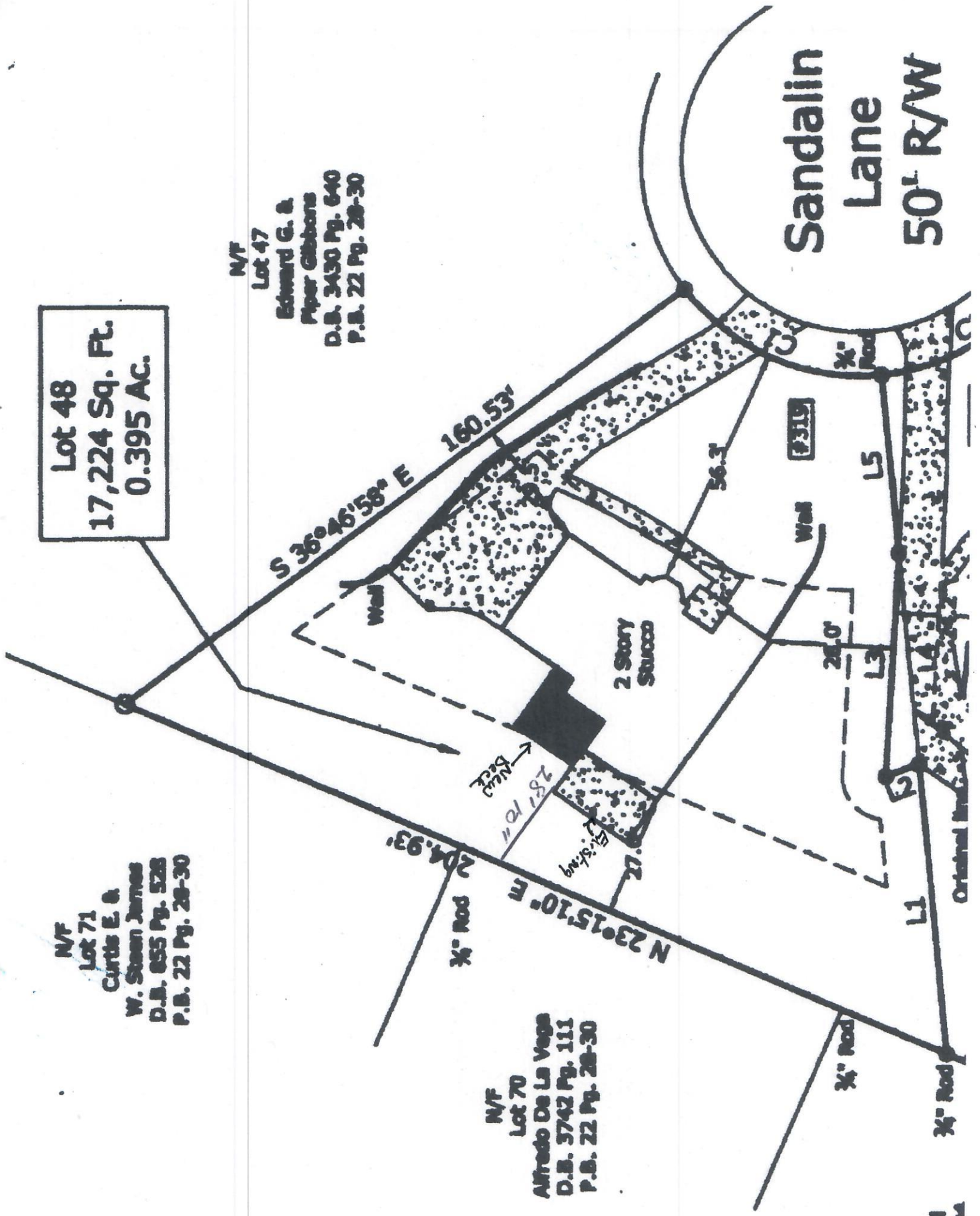
Lot 48
17,224 Sq. Ft.
0.395 AC.

N/F
 Lot 71
 Curtis E. &
 W. Steven Jarnes
 D.B. 855 Pg. 528
 P.B. 22 Pg. 28-30

N/F
 Lot 47
 Edward G. &
 Piper Gibbons
 D.B. 3430 Pg. 640
 P.B. 22 Pg. 28-30

N/F
 Lot 70
 Alfredo De La Vega
 D.B. 3742 Pg. 111
 P.B. 22 Pg. 28-30

Sandalin Lane
50' R/W



August 4, 2023

Rodney and Annette Strong
319 Sandalin Lane
Peachtree City, GA. 30269

Dear Neighbor,

We are petitioning the city for a permit to rebuild our deck. Currently, we were told, that our deck protrudes into the setback behind our house. The setback behind the deck should be 30ft from property line. A small portion of our deck is 28ft 10inches from our back property line, which puts us 1ft 2inches into the 30ft setback. This requires us to apply for an administrative variance to rebuild our deck.

To speed up the process, we are asking our neighbors with property that butts up against our back yard property line to let us know if they have any objections to the deck rebuilding.

If you do not have an objection with our request for a variance, please sign below indicating no objection.

Thanks,



Rodney and Annette Strong

Neighbors:

John Cable
317 Sandalin Ln.
Peachtree City, GA

John C. Cable

Print Name

John C. Cable

Sign Name

Curtis & Steen James
212 Chattan Trails
Peachtree City, GA

Curtis James

Print Name

Curtis James

Sign Name

Steen James

Print Name

Steen James

Sign Name

Alfredo De La Vega
210 Chattan Trails.
Peachtree City, GA

Alfredo de la Vega

Print Name

[Signature]

Sign Name

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 11/29/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: 12-23-03 Annexation and Rezoning for 52 acres located on Stagecoach Road and Spear Road from AR in unincorporated Fayette County to ER and LUR in Peachtree City

Recommendation:

Please find the list of staff recommended conditions at the end of this memo.

Discussion:

Michael Hyde, the applicant, is requesting the annexation and zoning of about 52 acres on Stagecoach Road and Spear Road. The applicant proposes to develop the land into two separate subdivisions:

1. A 2-lot subdivision zoned ER, Estate Residential accessible only from the proposed extension of Stagecoach Road
2. A 21-lot subdivision zoned LUR, Limited Use Residential, accessible only from Spear Road.

The City Council accepted the Step 1 application at the May 4, 2023 meeting. A public hearing was held by the Planning Commission on August 14, 2023 where they recommended unanimously to deny the request. After hearing the concern voiced at this public hearing over the proposed subdivision's increase in traffic on Stagecoach Road, the applicant revised the plan so that the larger subdivision does not access Stagecoach Road.

A public hearing was then held by the City Council on September 21, 2023 where Council voted to remand the item back to the Planning Commission due to the changes made to the plan after the Planning Commission's hearing.

The Planning Commission held a public hearing on the revised plan on October 23, 2023 where commissioners voted unanimously to deny the request again. Comments voiced by the public and the Commission included:

- Concern that the lot size should be larger than one (1) acre. Commissioner Kriz expressed his opinion that the lot sizes should be at least 1.5 acres or greater and Commissioner Liotta believed lots should be at least 3 acres.
- Concern that the property was not identified in the 2014 Growth Boundary Study as a potential annexation area.
- Concern that incremental annexations would eventually burden public services and that the Growth Boundary Study should be updated.

A copy of the applicant's Narrative, the Conceptual Site Plan showing access to Spear Road, and a color-coded area map from the applicant are attached to this memo.

Current Zoning

The attached Zoning Map shows the zoning of the surrounding area. The annexation territory is currently zoned A-R, Agricultural Residential, in unincorporated Fayette County. Booth Middle School and the housing on Carriage Lane and Spear Road are zoned E-R Estate Residential. The Hyde Park subdivision on Landaulet Court is zoned LUR Limited Use Residential for a single-family development with minimum lot size of 1.5 acres.

Adopted Future Land Use

The attached Future Land Use Map shows the adopted future land use for the area. The annexation territory in the County is planned for Rural Residential -3, which has a minimum 3-acre lot size. The County also does a broad-stroke mapping of potentially Environmentally Sensitive areas along major streams and tributaries, shown in green on the map and labeled, "ENVIRO." The purpose is to notify property owners that future development will require further environmental surveys, and that protection of these land types is required where they are discovered.

The surrounding area within Peachtree City is mapped as CS Community Services for the school and church, SFM Single Family Medium for lots that are ¼ acre or larger, and SFL Single Family Low for lots that are 1 acre or larger. The proposed development would fit the definition of SFL Single Family Low.

Impact on Community Facilities

The Step Two application for annexation requires a review of how the proposed development will affect the City's facilities and services, which are summarized below.

Water will be provided by Fayette County Water System is available at the site. Sewerage will be provided by individual private septic systems permitted by the Fayette County Health Department.

Public safety will be provided by Peachtree City upon annexation. The Peachtree City Police and Peachtree City Fire and Emergency Services Departments have reviewed the application and indicate that the growth in service area will not impact their ability to

continue providing high quality service and response times to the entire City.

Stagecoach Road is in the process of being dedicated to Peachtree City by the Fayette County School Board. An extension of Stagecoach Road is proposed by the applicant to the ER-zoned subdivision. This extension and the roads within the two developments must be constructed to Peachtree City standards and at the expense of the developer.

The Conceptual Site Plan shows a multi-use path adjacent to the Stagecoach Road extension. All paths shall be required to be constructed to City standards.

Consistency with Comprehensive Plan

City staff have assessed the proposal's compliance with goals and policies adopted in the Comprehensive Plan, in particular its ability to satisfy Natural Resource, Land Use, and Housing goals.

NATURAL RESOURCES

The City has adopted a goal of preserving environmentally sensitive lands in greenbelts and permanently protected open spaces. The proposed Conceptual Site Plan does not meet this standard because the floodplains are incorporated into the proposed lots. However, the applicant's Narrative states that they are open to dedicating this land to a conservation trust. If this land is removed from the lot, the lot sizes will be reduced.

LAND USE

Peachtree City's Comprehensive Plan utilizes the Village Concept as the driving development pattern for the City. A Village Center is an area of high activity with a mix of commercial uses and then steps down in land use intensity from multi-family residential to low density residential. Low density residential as defined on the Future Land Use Map (Single Family Low with residential lot sizes of one acre or larger) should be located outside of a Village Center.

The proposed development is not located within a Village Center. Therefore, the residential use is appropriate, and should be at a lot size of at least one (1) acre or larger to meet the standards for SFL Single Family Low designation on the Future Land Use Map.

HOUSING

The Comprehensive Plan includes a policy of encouraging housing options that accommodate aging in place, working from home, and multi-generational families while protecting the residential character of established neighborhoods. While not specified in the annexation application, proposed housing could meet this policy if it includes accessible design options such as main-level bedroom suites, home offices, and low-maintenance siding.

Budget Impact:

City Staff updates the Land Use Fiscal Impact Analysis annually with each budget to provide a broad-scope analysis of providing City services overall. The analysis is based on existing land use and the number of existing dwelling units in the City to, among other things, determine the average annual cost of providing City services to each dwelling unit. The Fiscal Year 2024 average cost of City services per dwelling unit is \$1,379. To recoup this cost in property taxes alone, the Fair Market Value (FMV) of a dwelling unit would need to be \$570,407.

The Table below summarizes the property-tax generation of the property comparing three scenarios: (Existing Conditions) shows the revenue of the property currently, (Scenario A) shows revenue of the property if the land is developed per the County's Future Land Use Map, and (Scenario B) shows revenue from the property if it is developed as proposed. Because the applicant states that the proposed development will be comparable to Hyde Park, the average value of the lots in Scenario A and B are based on the average lot value of existing homes in Hyde Park.

Existing Conditions									
Property Use	Fair market Value	Assessed value	School	County Fire	County EMS	911	County	City	Total
<i>Agricultural Residential</i> <i>(no change in existing conditions)</i>	\$334,990	\$133,996	\$2,680	\$411	\$61	\$28	\$541	\$0	\$1,041
Scenario A: Not annexed and developed as FLU in County									
Residential (14 3-acre lots @ \$1M)	\$14,000,000	\$5,600,000	\$112,000	\$17,192	\$2,554	\$1,176	\$22,590	\$0	\$43,512
Scenario B: Annexed and developed as proposed									
Residential (developed) (23 lots @ \$1M)	\$23,000,000	\$9,200,000	\$184,000			\$1,932	\$37,113	\$55,596	\$278,640

Recommendations:

Should the City Council approve the request, staff recommends the following conditions of approval:

- Environmentally sensitive lands such as floodplains, wetlands, streams, and their associated buffers shall be platted separately from residential lots and dedicated to either a Homeowners' Association or the City.
- A 50-foot landscape buffer meeting all requirements of Section 723.2 of the Land Development Ordinance shall be located along Spear Road. A landscaping plan for this buffer shall be reviewed and approved by the Planning Division.
- A 50-foot buffer shall be provided along the western property line abutting 209 Spear Road. (The Applicant expressed concern at the meeting about this condition and preferred a 20-foot buffer).
- The LUR-zoned subdivision shall contain a maximum of 21 residential lots with a minimum lot size of one acre.

- All lots within the LUR zoning district shall comply with the zoning standards of the R-43 zoning district.
- Houses in the LUR zoning district shall be faced with either brick, stone, or cementitious siding. Building elevations facing public streets or visible from a public street shall not be blank and shall utilize the same level of architectural detailing as the front elevation.
- 75% of the houses constructed in the LUR zoning district shall have at least one ground-level bedroom and full bathroom.
- The Applicant shall establish a Homeowners' Association for the LUR zoning district, which shall be responsible for the maintenance of community facilities, subdivision entrance signs, and sidewalks. A note to this end shall be placed on the final plat.

Attachments:

1. Applicant Narrative
2. Conceptual Land Use Plan
3. Applicant's Color-Coded Area Map
4. Zoning Map
5. Future Land Use Map



APPLICANT Narrative

PREAMBLE

Each of the subject tracts was purchased separately over the last 28 years by Applicant in furtherance of a larger, long range plan first envisioned in 1985 with the initial land purchase and subsequent development in 2005 of Hyde Park (Phase 1). As key components for Hyde Park's development, a Declaration of Protective Covenants, HOA By-Laws, Deed Restrictions AND Development Guidelines were carefully crafted with the anticipation of several future land purchases within the delineated, contiguous land lots (61 and 68).

The resulting build out of Hyde Park (Phase 1) is the example to be followed for the subject development of Phase II, to be known as Kensington Gardens at Hyde Park. Clearly the subject property is part of a very long range plan and not of a speculative nature.

Applicant has been a citizen of Peachtree City since 1974, has operated multiple businesses in Peachtree City since 1978, developed a previous high quality neighborhood development adjacent to this property, and has raised a family that now lives and works in Peachtree City as well. Applicant and his family are looking to do another high quality development that matches the character of Peachtree City that they understand and cherish.

Comprehensive Plan Goal Statements

1. Natural Resources

The subject property borders the West and East sides of Camp Creek and, of the approximate 52 acres, roughly 12 acres (23%) are within the floodplain. The remaining 40 acres rises quickly away from the floodplain and any environmentally sensitive areas. It is our intention to develop the East side first, incorporating a new bridge over the creek and to develop the West side after the East side is completely developed and occupied.

With the Comprehensive Plan firmly in mind, our goal is to clearly protect this waterway and its drainage areas. To this end, we have already tentatively agreed with The Southern Conservation Trust (See Attached) to dedicate the creek and floodplain areas for conservation, and we are also receptive to involvement with the FCBOE/Booth Middle School in conjunction with their previous "Project

Adventure” or similar program. We are also receptive to alternative cartpath placement and/or a potential City easement/greenbelt along the waterway.

In any event, these areas are fully protected within stringent existing Federal, State, and Local regulations, which will be further protected by certain deed restrictions and land covenants as deemed necessary for proper development.

It is worth noting that the current Fayette County (Unincorporated) Land Use Plan incorrectly shows the West Camp creek boundary as environmentally sensitive (wetlands?) fully abutting the Peachtree City limits almost the entirety of our property. This designation is factually incorrect. Prior Fayette County Land Use Plans along with Fayette County’s Geospatial Map and FEMA’s FIRM Map (attached) show the vast majority of the property (on BOTH sides of the creek) as completely outside of the floodplain, with zero delineated environmentally sensitive wetlands. Our on-site flood survey further confirms this to be the case. The incorrect designation of this property mistakenly identifies 3/4ths of the proposed development:

No home will be in the floodplain or any environmentally sensitive area; and after dedication to SCT, wetlands will not be a part of any lot.

More than 1 acre and more than 50% of each lot will be outside of the floodplain (exceeding City required 30%), while many of the lots do not touch the floodplain at all.

2. Land Use & Development Patterns

Per the City’s Land Use Plan, low density is defined as one (1) acre or larger and numerous one-acre parcels (or less) currently exist and are occupied along Stagecoach and Spear Road. At an average density of over 2.25 acres, this 52 acre (23 Lot) development adheres to Comprehensive Plan “Low Density” land use for the Eastern area of the City AND is also in keeping with the County’s desired density for the area.

More particularly, to the South of and bordering this proposed development, the County zoned Shaker Ridge subdivision consists of 8 lots averaging just over 2 acres with half of them being 2.0 and 2.1 acres. Other lots on Spear Road towards Ebenezer are 0.35, 1.08, 2.0, and 4.38, and 5.0 acres in size. The East side of Kensington Gardens will have a developed acreage density of 1.88 acres/lot with all lots that border Shaker Ridge being over 2 acres in size. It is further noted that further South on the City’s Eastern side, several developments (e.g. The Estates and The Preserve) consist of low density, one acre lots.

Lastly, the County’s Comprehensive Plan, and more particularly recent rezonings in the area, suggest that even a density of 1 acre/lot under a conservation subdivision would be acceptable (See Attachments).

3. Economic Development

Being only a residential development, the property taxes and miscellaneous impact and development fees on the individual lots and homes will be contributing factors to City finances, in addition to future resident local spending.

4. Transportation

The development is divided into two sections bifurcated by Camp Creek with a paved continuation of Stagecoach Road from Robinson Road over a new bridge to the East side of Camp Creek. Additional Golf cart access for Kensington Gardens will use a 20’ Old Stagecoach Road formal easement to also cross

Camp Creek and connect to the City's path system and the new school – eliminating or reducing most/all middle school car traffic from either portion of this development. This cart path creek crossing will be enhanced with a covered bridge design.

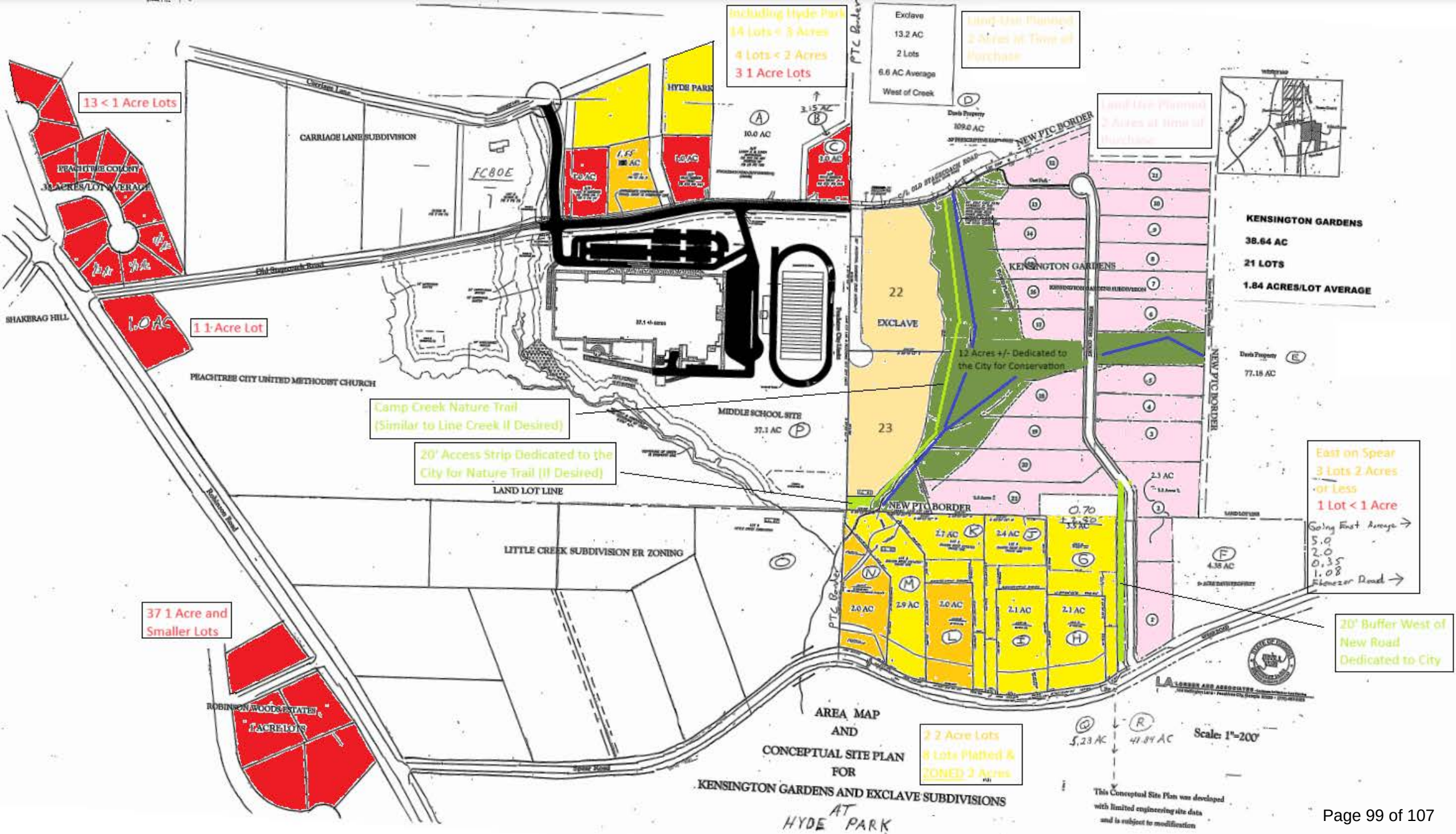
5. Housing

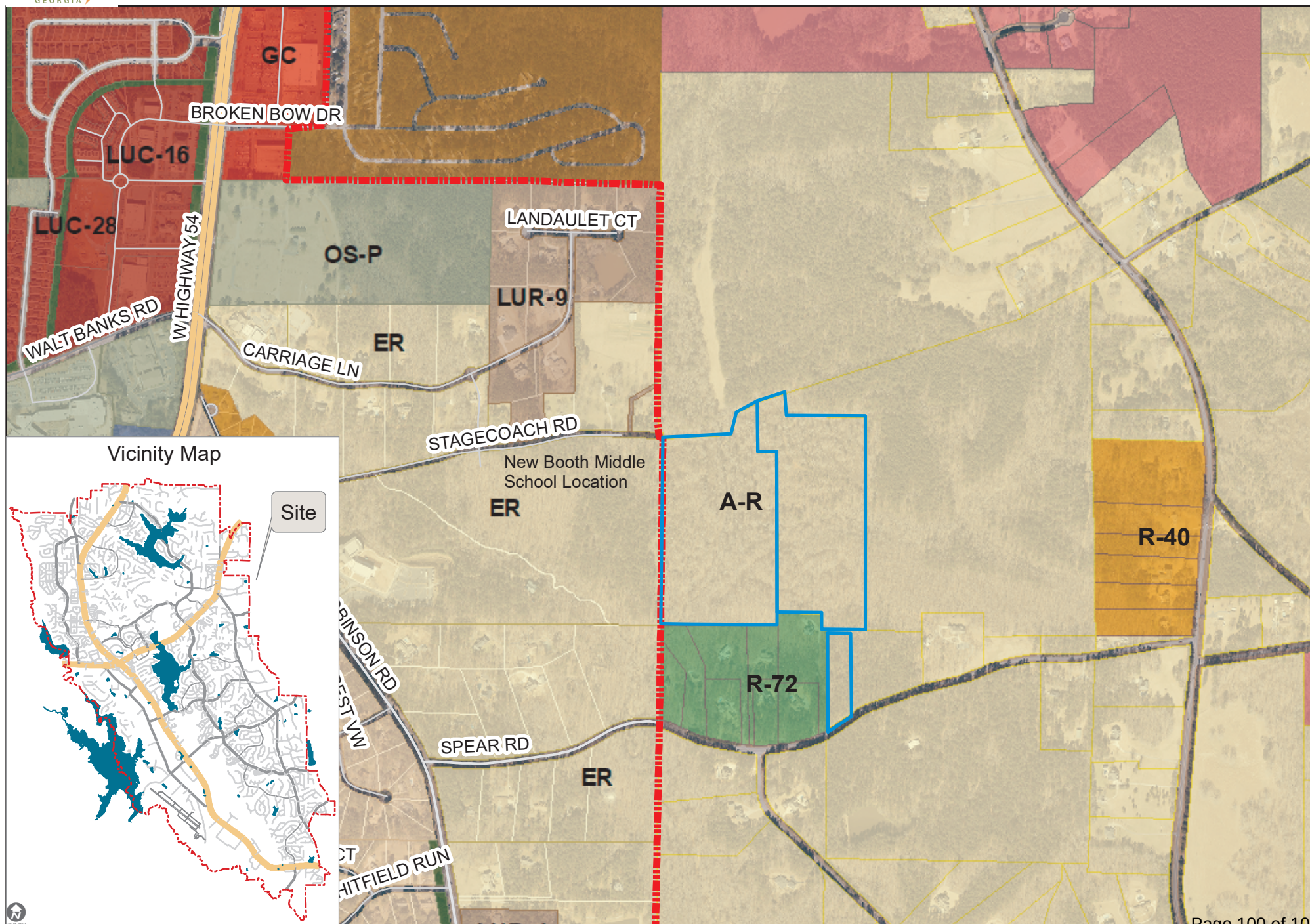
On the East side of Camp Creek, the development will include 21 large upscale homes equivalent to the existing Hyde Park subdivision with the same HOA and Development Standards. On the West side of Camp Creek, the development will consist of two (2) large Estate Residential lots consistent with many of the other lots on Stagecoach and Carriage Lane, which are also intended to be incorporated into the Hyde Park (& Kensington Gardens) HOA, further protecting the integrity of the area.

The overall development offers potential homeowners an alternative to the prevalent cluster home subdivisions.

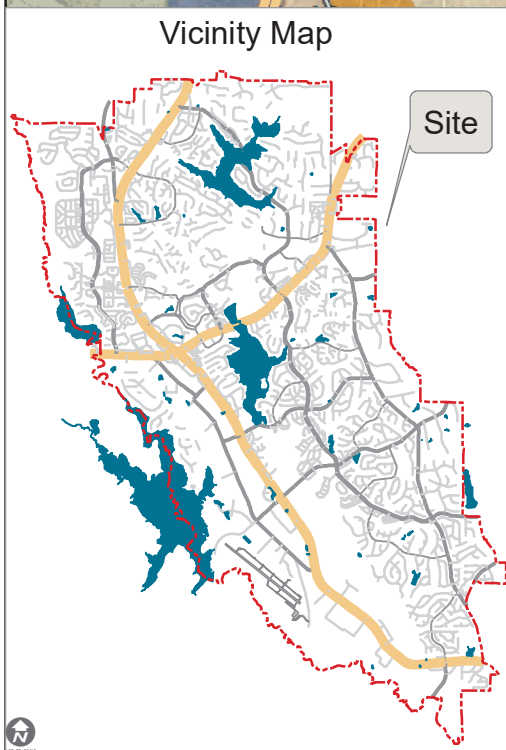
6. Community Service and Facilities

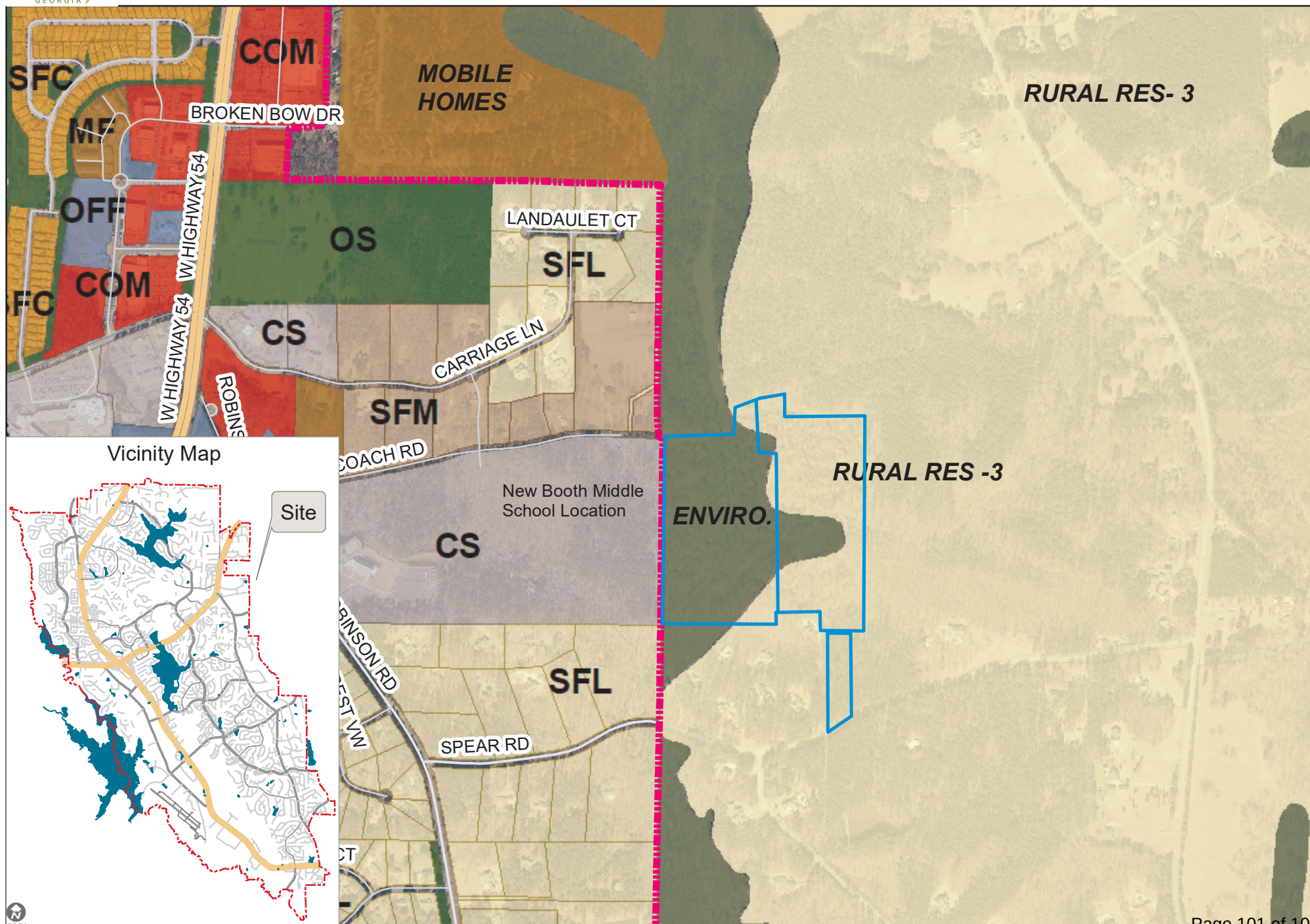
This development has access to public water system from both Spear Road and Stagecoach Road and the property has adequate soil conditions to allow individual septic systems and redundancy. Fire, police, and emergency service are within a reasonable response time with easy access from Highway 54 down Stagecoach or Carriage Lane. Infrequent first responder access for this area already entails City personnel through Mutual-Aid agreements with the County (See attached).





Vicinity Map





CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 11/29/2023
Janet Moon, Police Chief 11/29/2023
Justin Strickland, Assistant City Manager 12/1/2023
Robert Curnow, City Manager 12/1/2023

DATE: December 7, 2023

SUBJECT: 12-23-04 New Alcohol License - Rockaway Development, LLC -
1211 Highway 74 South

Recommendation:

To deny the issuance of an alcohol license to applicant Jalal Dayani at 1211 Hwy 74S (Rockaway Development, LLC) based on the findings in the application process.

Discussion:

The applicant, Mr. Jalala Dayani has applied to serve as the licensee and the license representative for a new package store set to open at Rockaway Development LLC, 1211 Hwy 74S, Peachtree City, GA 30269.

As part of the application process, a survey must be provided that lists the distances between the location and churches, schools, alcohol treatment centers, and in the case of a package store, other existing distilled spirit vendors. The survey provided has determined that the distance from this package store is within the state minimum 500-yard requirement from Peachtree Bottle Shop located at 1200 Highway 74 South. While our code, in particular, does not list this distance as a requirement, it is stated in O.C.G.A. 3-4-47 (A) A municipality or county may adopt resolutions and ordinances, consistent with this title, as may fall within the police powers of the municipality or county to regulate any business described in this chapter; provided, however, that on and after July 1, 1997, no municipality or county shall authorize the location of a new retail package liquor licensed place of business or the relocation of an existing retail package liquor licensed place of business engaged in the retail package sales of distilled spirits within 500 yards of any other business licensed to sell package liquor at retail, as measured by the most direct route of travel on the ground; provided, however, that this limitation shall not apply to any hotel licensed under this chapter.

This state law would not allow the city to authorize a license for this location, since it is within 500 yards of another retail package store location that is authorized to sell distilled spirits.

Additionally, Sec 6-38 Supporting documents to be filed with the application require a certificate from the Chief of Police certifying that the applicant pursuant to subsection 6-37 of our code, has been investigated and found to have met all requirements. As part of this process, we submit the application packet to the Chief of Police. This has resulted in the Chief advising that all conditions of the applicant have not been met.

Per our review, the applicant nor the location meets the requirements to be issued a license. The staff's recommendation is to deny the application.

Budget Impact:

Attachments:

1. New alcohol License application - Rockaway Development_Redacted
2. Survey
3. Picture of sign for new alcohol license - Rockaway Development
4. Memo from PD



Office of the City Clerk

City of Peachtree City
 151 Willowbend Road
 Peachtree City, GA 30269
 Phone: 770-487-7657
 Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: Rockaway Development LLC	Business Location: 1211 Hwy. 74S Peachtree City, GA 30269	Number of Serving Bars: 0
Nature of Business: Package Store	Mailing Address: 	Business Phone Number: 678.468.5327
Name of Licensee: Jalal Dayani	Home Address: 	Home/Cell Phone Number:
Name of License Representative: Jalal Dayani	Home Address: 	Home/Cell Phone Number:

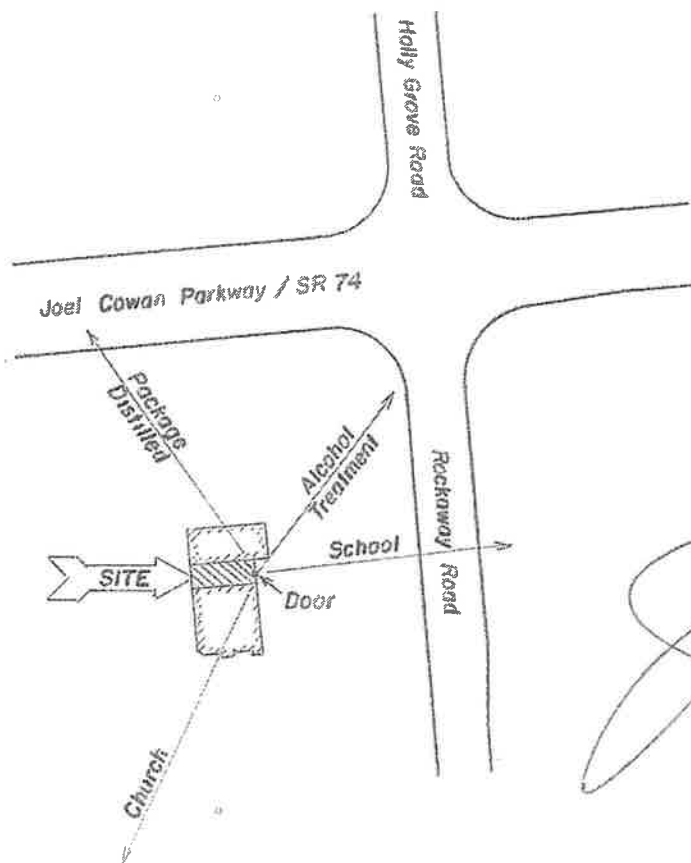
Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	☐	Malt Beverage	☒	Malt Beverage	☐	Malt Beverage	☐
Wine	☐	Wine	☒	Wine	☐	Wine	☐
Distilled Spirits	☐	Distilled Spirits	☒	Distilled Spirits	☐	Distilled Spirits	☐
Sunday Sales	☐	Holidays	☐		☐		☐

Please complete information below (use separate sheet if necessary):

Name:	Address:	Phone Numbers:
Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed	Please provide Home and Business Phone Numbers for individuals listed
Jalal Dayani		678.468.5327
Nadir Tejani		

Contact Person: Jalal Dayani
E-mail Addresses for License Applicant(s):
Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/NO
If YES, please provide name of employee: _____



Site Address-
1211 Highway 74 South
Suite 200
Peachtree City, Georgia
30269

John R. Lewis III

The following distances were measured from the front door of site in a straight line, per Peachtree City code:

CHURCH- 1915 yards to Legacy Christian Church, @ 1150 Rockaway Road.

SCHOOL- 1025 yards to Peebles Elementary School, @ 153 Panther Path.

ALCOHOL TREATMENT- 14065 yards to Fayette Counseling Center, @ 715 Bradley Drive.

PACKAGE DISTILLED SPIRITS- 309 yards to Peachtree Bottle Shop, @ 1200 Highway 74 South, suite 8.

Peachtree City Wine, Malt Beverage and Distilled Spirits Package License
Survey for:

Rockaway Development LLC

DATE: 9/13/2023	SCALE: 1" = 200'	0 100 200 400
DRAWN BY: GD	GRAPHIC SCALE IN FEET	
LAND LOT 29	6th DISTRICT	SECTION
FAYETTE	COUNTY	GEORGIA
GEORGIA LAND SURVEYING CO. 155 CLIFTWOOD DRIVE, ATLANTA, GA 30328 PHONE (404)255-4671 FAX (404)255-6607 WWW.GEORGIALANDSURVEYING.COM		204631



ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
Rockaway Development, LLC
Hearing before City Council of the City of Peachtree City
On the **7th** day of **December** **2023** at **6:30** p.m.



PEACHTREE CITY POLICE DEPARTMENT

City of Peachtree City
350 Highway 74 South
Peachtree City, GA 30269
Phone: 770-487-8866
Fax: 770-6312512
PeachtreeCityGA.gov

November 16, 2023

State of Georgia

City of Peachtree City

I, Janet Moon, Chief of Police for the City of Peachtree City, do hereby certify that:

Jalal Dayani

Has NOT met all the conditions included in the city ordinance governing alcohol licensing (6-38).



Janet Moon
Chief of Police

November 16, 2023
Date



Witness